Davidson County DEEDWARR
Recvd: 03/24/05 13:40 2 pgs
Fees:13.00 Taxes:462.50

20050324-0032145

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Subscribed and sworn to before me, this 16th day of March, 2005.

Notary Public
My commission expires: 02/24/08

06-0502-71615

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Vicky L. Hinesley	Bank of the South	86-07-0/129.00
1112 Jacksons Valley	551 North Mt Juliet Road	
Hermitage TN 37076	Mt. Juliet, TN 37122	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bret T. Gunn and wife, Deborah L. Gunn,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Vicky L. Hinesley**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 279, on the Plan of Jacksons Retreat, Section 5-A of record in Plat Book 6250, Page 309, Register's Office for said County, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Bret T. Gunn, by deed from J. Andrew Guthormsen and wife, Hollie Guthormsen, of record in Book 11650, Page 188, Register's Office for Davidson County, Tennessee.
>
> Deborah L. Gunn joins in for conveyance of marital interest only.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1112 Jacksons Valley, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 15th day of March, 2005.

Bret T. Gunn

Deborah L. Gunn

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bret T. Gunn and Deborah L. Gunn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 15 day of March, 2005.

Kathleen A. Tomlinson
State of Tennessee at Large

My Commission expires 02/24/08