After Recording Return To
Nations Title Agency, Inc.
5214 Maryland Way, Suite 20E
Brentwood, TN 37027
05TN02017

Davidson County DEEDWARR
Recvd: 04/07/05 12:07 3 pgs
Fees:18.00 Taxes:532.80
20050407-0038341

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00.

Bonnie Lunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2005.

Pamela B. Matheney
Notary Public
MY COMMISSION EXPIRES
File No. G5-346017

NOTARY PUBLIC AT LARGE
Pamela B. Matheney
~~My Commission Expires~~
October 20, 2008
STATE OF TENNESSEE

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Cravon L. Trotter and Marcie J. Trotter, husband and wife | First Franklin, A Div of Nat. City | 52-12-57 |
| (NAME) | (NAME) | |
| 644 Canton Pass | 112 Townpark Drive, Suite G150 | |
| (STREET ADDRESS | (STREET ADDRESS) | |
| Madison, Tennessee 37115 (CITY) | Kennesaw, GA 30144 | |
| (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Donna C. Gregory, a single woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cravon L. Trotter and Marcie J. Trotter, husband and wife** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

Subject to Restrictive Covenants of record in Book 3949, page 401, in the Register's Office of Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.
The signature of Donna G. Gregory is signed by her duly appointed Attorney-in-fact Melissa G. Matlock, pursuant to the Power of Attorney recorded as Instrument # * 20050407-0038340, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 644 Canton Pass, Madison, TN 37115.

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 and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized 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, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 30th day of April, 2005.

Donna C. Gregory by Melissa G. Matlock, Attorney-in-Fact

Donna C. Gregory by Melissa G. Matlock, Attorney-in-Fact

**EXHIBIT "A"**

**Land in Davidson County, Tennessee, being Lot Number 5 on the Plan of Schoolside Heights of record in Plat Book 3700, Page 38, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.**

**Said Lot No. 5 fronts 120 feet on the westerly side of Canton Pass and extends back 137.5 feet on the northerly line and 108.4 feet on the southerly line to a dead line, measuring 78.7 feet thereon.**

**Being the same property conveyed to Walter E. Gregory and wife Donna C. Gregory by Warranty Deed from Raymond H. Roberts and wife, Mattie L. Roberts and Harold Woosley and wife, Nancy Woosley, dated 8-1-66 and recorded 8-5-66 of record in Book 4043, Page 435, Registers Office for Davidson County, Tennessee. Walter E. Gregory is now deceased, leaving said property to Donna C. Gregory..**

**Donna G. Gregory and Donna Kaye Gregory is one and the same person.**

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Donna C. Gregory, a single woman, the bargainor(s), with whom Iampersonally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of April, 2005.

My Commission Expires:_____ _____

Notary Public

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STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____(title) for _____(corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____(title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of April, 2005.

My Commission Expires:_____ _____

Notary Public

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TATE OF TENNESSEE

STATE OF TENNESSEE

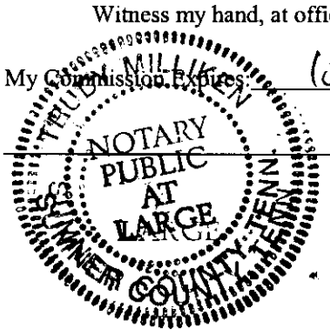
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Melissa G. Matlock, attorney-in-fact for Donna Kaye Gregory, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of April, 2005.

My Commission Expires: 10/15/06 _____

Notary Public




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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.ASSOCIATES.PLLC.**
**P.O.BOX 663**

**GALLATIN, TN 37066**