WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/13/05 14:45 2 pgs
Fees:13.00 Taxes:454.73
20050413-0041278

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March 2005

Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

LEEZA OSBORNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires November 22, 2008

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary S. Sunshine (NAME)	Same as New Owner (NAME)	MAP 034-09-0
202 Monticello Avenue (ADDRESS)	(ADDRESS)	PARCEL 150
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, Clifford E. Webb and wife, Dorothy Webb

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary S. Sunshine

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:

Land in Davidson County, Tennessee, Being Lot No. 14 on the Plan of Gateway, Sec. II, as of record in Book 3300, Page 81, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Southerly margin of Melissa Court at the corner of Lots 13 and 14; thence with the line between said lots, Southerly 133.5 feet to a corner of Lot No. 15; thence with the line between Lost 14 and 15; Westerly 110 feet to a point in the Easterly margin of Monticello Avenue; thence with the margin of the same, Northerly 103 feet to a point at the beginning of a curve; thence around said curve, Northeasterly 39.27 feet to a point in the Southerly margin of Melissa Court; thence with the margin of the same, Easterly 62 feet to the point of beginning.

Being the same property conveyed to Clifford E. Webb and wife, Dorothy Webb by Warranty Deed from David M. Sutton, Unmarried, dated October 6, 2000, of record by Instrument No. 20001010-0100472 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 202 Monticello Avenue, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hand s this 25th day of March, 2005.

Clifford E. Webb

Clifford E. Webb

Dorothy Webb

Dorothy Webb

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 Clifford E. Webb and wife, Dorothy Webb

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 25th day of March, 2005.

Commission expires My Commission Expires NOV. 24, 2007

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public

After Recording Return
Heritage Title Services
One Lakeview Plaz
25 Century Blvd., Suit
Nashville, Tennessee