Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $119,900.00

Davidson County DEEDWARR
Recvd: 04/21/05 14:56 2 pg
Fees:13.00 Taxes:443.63

20050421-0044655

Affiant

AMY LEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 17th day of March, 2005.

Notary Public
My commission expires: 9/20/08

02-0410-43507

Address of New Owner:	Send Tax Bills to:	Tax Information
Bridgett R. Gilmore 3948 Rock Creek Drive Antioch TN 37013	BNC Mortgage, Inc., 1901 Main Street Irvine, CA 92614	175-08-0-020.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Shawn McGoldrick, married, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Bridgett R. Gilmore, unmarried, hereinafter called the Grantee, 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 27, Section One, Hickory Woods, of record in Book 6900, Page 509, as amended by Surveyor's Certificate of Correction of record in Book 7582, Page 166, Register's Office for said County, to which reference is hereby made for a more particular description.
3948 Rock Creek Drive, Antioch, TN 37013. Map & Parcel 175-08-O-020

BEING the same property conveyed to Chad Stadther by deed dated 2/28/97 of record in Book 10366, Page 141, Register's Office for Davidson County, Tennessee. The subject property was purchased at Tax Sale by Shawn McGoldrick on 1/8/03 with a Final Decree same being filed for record in Instrument No. 200304220052986, Register's Office for Davidson County, Tennessee. Further reference made to Order entered in the cause of McGoldrick v. Stadther, Case No. 04-3336-I, Chancery Court for Davidson County, Tennessee, wherein Chad G. Stadther was adjudged to hold no rights in and to the property described herein and Shawn McGoldrick was adjudged to hold perfect title in and to same, a copy of same being of record in Instrument No. 200502110015897, Register's Office for Davidson County, Tennessee.

Grantor makes oath that the property herein described has not been used as his principal residence and/or marital abode.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

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 3948 Rock Creek Drive, Antioch, TN 37013

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 17th day of March, 2005.

Shawn McGoldrick by
Janice McGoldrick Attorney in Fact

Shawn McGoldrick
By: Janice McGoldrick, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Janice McGoldrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that _she executed the within instrument for the purposes therein contained, and who further acknowledged that _she is the attorney in fact for Shawn McGoldrick and that _she is authorized by Shawn McGoldrick to execute this instrument on his behalf.

Witness my hand in Brentwood, TN, this 17th day of March, 2005.

Amy Leathers

State of Tennessee at Large

My Commission expires 9/20/08

AMY LEATHERS
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY