PROPERTY TAX INFORMATION:

OWNER: Lillie M. Gay
903 Drummond Drive
Nashville, TN 37211

SEND TAX BILLS TO: Same

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

Map/Group: 119-12
Parcel: 129

Davidson County DEEDWARR
Recvd: 04/29/05 10:18 2 pgs
Fees:13.00 Taxes:262.70
20050429-0047755

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, I the undersigned, **Helen V. Gober, unmarried**, have bargained and sold and does hereby transfer and convey unto **Lillie M. Gay, unmarried,** her heirs and assigns, forever, that certain tract or parcel of real estate situated in the Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 114 on the Map of Battlewood Section 2, as of record in Book 1835, pages 95 and 96, Register's Office for said County. Said Lot No. 114 fronts 134.9 feet on the west side of Drummond Drive and runs back 139.1 feet on the north line and 161.6 feet on the south line to a dead line in the rear, which is a broken line, on which it measures 140.89 feet.
>
> Being the same property conveyed Maude Allen Stuneck, Helen V. Gober and Anna E. Slatcher by Warranty Deed from Andy Marvin Fox and wife, Julia Fox dated May 5, 1960 and filed for record in Book 3070, Page 230, Register's Office for Davidson County, Tennessee. The said Maude Allen Stuneck having since died leaving Helen V. Gober and Anna E. Slatcher as surviving joint tenants. The said Anna E. Slatcher died on December 25, 1999 leaving Helen V. Gober as the sole and surviving joint tenant.
>
> THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereunto belonging unto the said Grantees, his heirs and assigns, forever.

I, the undersigned, covenants with the said Grantee that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same; and that the same is unencumbered, except by lien of the 2005 property taxes which have been prorated between the parties and the Grantor having paid her prorata share unto the Grantee at closing, the Grantee agreeing to pay the same in full when due.

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to said real estate to the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantee upon delivery of this deed.

WITNESS MY HAND, this the 25th day of April, 2005.

Helen V. Gober

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

On this 25th day of April, 2005, before me personally appeared Helen V. Gober, to me known or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

JACK EVANS GRITTON, II Notary At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 06/22/08

STATE OF TENNESSEE)
ss
RUTHERFORD COUNTY)

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 71,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lillie M. Gay
AFFIANT

Sworn to and subscribed before me, on this 25th day of April, 2005.

JACK EVANS GRITTON, II Notary At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 06/22/08