THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 WEST END AVENUE STE 350
NASHVILLE, TN 37203

Our File Number: 20892S

MAP/GROUP/PARCEL:
033-08-0 021.00

NEW OWNER'S NAME AND ADDRESS:
DERRICK LAMONT GLEAVES
411 Gates Road
Goodlettsville, TN. 37072
SEND TAX BILLS TO:
GMAC Mortgage Corp.
100 Witmer Road
Horsham, PA. 19044-0963

Davidson County DEEDWARR
Recvd: 05/26/05 11:01 2 pgs
Fees:13.00 Taxes:501.35
20050526-0059547

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, GERALD D. WAGGENER AND MAHALIA WAGGENER, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto DERRICK LAMONT GLEAVES, UNMARRIED, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 63 ON THE PLAN OF GATEWOOD, SECTION I, AS OF RECORD IN BOOK 3300, PAGES 47-52, INCLUSIVE, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN SPECIFIC REFERENCE IS MADE HEREIN FOR A MORE COMPLETE LEGAL DESCRIPTION OF METES AND BOUNDS.

The subject property is improved property commonly known as 411 GATES ROAD, GOODLETTSVILLE, TN 37072.

BEING the same property conveyed to Grantors herein by deed of record in BOOK 6684, PAGE 564, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Gerald D. Waggener
GERALD D. WAGGENER

Mahalia Waggener
MAHALIA WAGGENER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, GERALD D. WAGGENER AND MAHALIA WAGGENER, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in HENDERSONVILLE, Tennessee, on this the 19TH day of MAY, 2005.

NOTARY PUBLIC
Exp: 9-27-08

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $135,500.00.

AFFIANT

Sworn to and subscribed before me, this the 19TH day of MAY, 2005.

NOTARY PUBLIC
Exp: 9-27-08

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY