THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court
Hendersonville TN 37075
(615) 822-5700

Davidson County DEEDWARR
Recvd: 06/08/05 08:21 3 pgs
Fees:18.00 Taxes:666.00
20050608-0065209

WARRANTY DEED

New Owner:	***Send Tax Bills To:***	***Map & Parcel:***
Bruce F. Lindsley, And wife, Sherry L. Lindsley	**Bruce F. Lindsley, et ux 1007 Snow Ave Madison, TN 37115**	**04302012200 04302012300**

FOR AND IN CONSIDERATION of the sum of *Ten Dollars ($10.00)*, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas M. Driver and wife, Gladys M. Driver**, hereinafter jointly referred to as "*Grantor*", have this day bargained and sold, and do hereby transfer and convey unto the said **Bruce F. Lindsley, and wife, Sherry L. Lindsley** hereinafter jointly referred to as "*Grantee*", their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 9 on the Map showing the Subdivision of Lots Nos. 27 and pt. Of 29 of the Dixie Pure Food Company's Subdivision, of record in Book 843, page 52, of the Register's Office for said County. Said Lot No. 9 fronts 245 feet on the westerly side of Knox Street and runs back beteen lines, 402.5 feet on the northerly line and 414.75 feet on the southerly line, to a dead line on which it measures 237.75 feet and contains 2.22 acres.

BEING the same property conveyed to Thomas M. Driver and wife, Gladys M. Driver, by deed from Elmer Bush Farley filed in Record Book 5222, page 590, Register's Office for Davidson County, Tennessee, and re-conveyed to them as tenants in common by deed from Ronald B. Buchanan, Trustee, filed as Instrument Number 20050317-0029684, Register's Office for Davidson County, Tennessee.

This is improved property known as 1007 and 1009 Snow Ave., Madison, TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said **Bruce F. Lindsley, and wife, Sherry L. Lindsley,**

their heirs and assigns forever. The undersigned covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters shown of record in the Register's Office for Davidson County, Tennessee, which are incorporated herein by reference. The undersigned further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons, except as set forth above.

WITNESS MY HAND this 3rd day of June, 2005.

By: Thomas M. Driver
Thomas M. Driver

By: Gladys M. Driver
Gladys M. Driver

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $180,000.00.

Thomas M. Driver

Sworn to and subscribed before me on this the 3rd day of June, 2005.

Ronald B. Buchanan
NOTARY PUBLIC

My Comm. Expires: 08/08/06

RONALD B. BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, **Thomas M. Driver and wife, Gladys M. Driver**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 3rd day of June, 2005.

NOTARY PUBLIC

My Comm. Expires: 08/08/06

realprop\driver.lindsley.deed

RONALD B. BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY