Box 5

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24351-05-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $139,500.00. Affiant Subscribed and sworn to before me this 10th day of June, 2005. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Ramon A. Gonzales Alma Gonzales 4905 Hickory Woods East Antioch, TN 37013	**Send Tax Bills To:** Southeast Financial F.C.U. 444 James Robertson Pkwy. Nashville, TN 37219	**Tax Information:** Map No.176.05 Parcel No. 6.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian R. Gee and wife, Amy T. Gee**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ramon A. Gonzales and wife, Alma Gonzales** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4905 Hickory Woods East, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of June, 2005.

Brian R. Gee

Amy T. Gee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Brian R. Gee and wife, Amy T. Gee**, 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, at office, this 10th day of June, 2005.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 06/14/05 10:00 2 pgs
Fees:13.00 Taxes:516.15

20050614-0067771

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Section One Hickory Woods East as of record in Plat Book 6900, page 510, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Brian R. Gee and wife, Amy T. Gee by deed dated August 28, 1998 from Holigan Homes Tennessee, LTD of record in Book 11090, page 852, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes which have been pro-rated and assumed by the Grantee;
2. Declaration of Covenants, Conditions and Restrictions for Section One, Hickory Woods East of record in Book 9678, page 187, amended in Book 9764, page 44;
3. By-Laws of Hickory Woods Estates Homeowners' Association, Inc., of record in Instrument No. 20001207-0120450;
4. Charter of Incorporation of record in Book 7857, page 87, re-recorded in Book 7876, page 67 and in Book 9680, page 319;
5. All matters appearing on the Plan of record as Book 6900, page 510;
6. Rules and Regulations of record in Instrument No. 20010614-0062709, Instrument No. 20011015-0111957, amended in Instrument No. 20031010-0150800; and
7. Architectural Review of record in Instrument No. 20010614-0062710, Register's Office for Davidson County, Tennessee.