Davidson County DEEDWARR
Recvd: 07/06/05 08:30 2 pgs
Fees:13.00 Taxes:277.50
20050706-0077144

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Jerry C. Gillihan, et ux 1228 South Dickerson Pike Goodlettsville, Tn. 37072	Same as New Owner	Map 33 Parcel 111

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, DAVID E. GILLIHAN, joined by his wife, KATHY GILLIHAN, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey their one-half (½) undivided interest in the property described hereinbelow, unto JERRY C. GILLIHAN and wife, CYNTHIA GILLIHAN, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, being a portion of Lot No. 6 on the Map of a subdivision of Lot No. 6 on the Plan of the Eppie Cunningham lands and an 80 acre tract marked "Nancy A. Garrett" on said Plan as of record in Book 58, page 56, Register's Office for Davidson County, Tennessee and further described according to a survey dated October 2, 1989 by Rocky Montoya, Registered Land Surveyor, License No. 697, as follows:

BEGINNING at an iron pin in the southerly margin of Dickerson Pike (US 41 and US 31 W), at its intersection with Campbell Road; thence, with the southerly margin of Dickerson Pike N 59 deg. 54 min. 02 sec. E 160.00 feet to an iron pin, a corner to the property conveyed to Mrs. Georgie O. Hardcastle of record in Book 2591, page 263, Register's Office for Davidson County, Tennessee; thence with the line of Hardcastle S 01 deg. 34 min. 48 sec. W 245.00 feet to an iron pin, a common corner to Hardcastle, the property conveyed to J. B. Callis of record in Book 5011, page 326, said Register's Office and this property; thence, with the line of Callis S 89 deg. 47 min. 56 sec. W 138.00 feet to an iron pin in the easterly margin of Campbell Road; thence with said margin of said road N 02 deg. 11 min. 47 sec. E 165.27 feet to the point of beginning.

BEING the same property conveyed to Jerry C. Gillihan and wife, Cynthia Gillihan, a one-half (½) undivided interest, and David E. Gillihan, a one-half (½) undivided interest, by deed from Morey Schwartz filed for record in Book 7625, page 326, Register's Office for Davidson County, Tennessee. With this conveyance, the property shall be solely owned by Jerry C. Gillihan and wife, Cynthia Gillihan.

The mailing address for the said property is 570 West Campbell Road, Goodlettsville, TN 37072 and 1228 South Dickerson Pike, Goodlettsville, TN 37072 and listed as Map 33, Parcel 111, in the office of the Tax Assessor for Davidson County, Tennessee.

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 and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEES, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2005, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the Plan of record in Book 58, page 56, Register's Office for Davidson County, Tennessee.

3. Subject to any and all matters as they may appear on the unrecorded survey dated October 2, 1989 by Rocky Montoya, Registered Land Surveyor, License No. 697.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Joinder of Spouse: KATHY GILLIHAN, wife of DAVID E. GILLIHAN, joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

DAVID E. GILLIHAN

KATHY GILLIHAN

"GRANTEES"

JERRY C. GILLIHAN

CYNTHIA GILLIHAN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID E. GILLIHAN and wife, KATHY GILLIHAN, and JERRY C. GILLIHAN and wife, CYNTHIA GILLIHAN, 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 the 30th day of June, 2005.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Affiant

Sworn to and subscribed before me, this the 30th day of June, 2005.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires Dec. 6, 2005