This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050396

Davidson County DEEDWARR
Recvd: 08/04/05 13:05 2 pgs
Fees:13.00 Taxes:419.95
20050804-0091814

Send Tax Bills To:
SAME

New Owner is:
Kelvin Gilchrease & Kendra Gilchrease
3356 Towne Ridge Drive
Antioch, TN 37013

MAP: 150-11
PARCEL: 42.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Mayme L. Cecil, unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Kelvin Gilchrease and wife, Kendra Gilchrease**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

BEING Lot No. 125, on the plan of Towne Village of the Country, Section II, of record in Plat Book 5200, page 176 and 177, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Mayme L. Cecil, unmarried by Deed from David H. Cummings and wife, Lynn P. Cummings dated 07/31/95, recorded 08/01/95, in Book 9747, page 545, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 5456, page 511, Register's Office for said County.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

MC
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29 day of July, 2005.

GRANTOR:

Mayme L Cecil

Mayme L. Cecil

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Mayme L. Cecil, unmarried** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 29 day of July, 2005.

NOTARY PUBLIC
Notary Public

My Commission Expires:_____

My Commission Expires Nov. 23, 2006

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $113,500.00.

Affiant

SWORN TO and subscribed before me this 29 day of July, 2005

NOTARY PUBLIC

My commission expires:

_____

My Commission Expires Nov. 23, 2006