This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050445

Davidson County DEEDWARR
Recvd: 08/25/05 15:07 2 pgs
Fees:13.00 Taxes:547.60
20050825-0101900

Send Tax Bills To:

~~CIX Mortgage Co., LLC~~
~~801 94th Avenue North~~
~~St. Petersburg, FL 33702~~

New Owner is:
Brandon M. Gill
3513 Pinwheel Drive
Antioch, TN 37013

MAP: 183-05-0-A
PARCEL: 11.00

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, **Donald E. Wheeler and wife, Julie F. Wheeler**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Brandon M. Gill and Megan A. Bailey, as joint tenants with the right of survivorship**, 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:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of October Woods, Phase One, Section Two, of record in Plat Book 7900, Page 909 and amended in Book 9700, Page 54 and 55, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald E. Wheeler and wife, Julie f. Wheeler by Warranty Deed from Chad Everett Cowan and wife, angel Albright Cowan dated June 25, 1999, recorded June 29, 1999, in Book 11548, page 379, Register's Office for Davidson County, Tennessee.

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.

D.W. JW
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 25th day of July, 2005.

GRANTOR:

Donald E. Wheeler

Donald E. Wheeler

Julie F. Wheeler

Julie F. Wheeler

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Donald E. Wheeler and Julie F. Wheeler**, 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 25th day of July, 2005.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Melissa L. Sanders
Notary Public

My Commission Expires: MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $148,000.00.

Megan Berry
Affiant

SWORN TO and subscribed before me this 25 day of July, 2005

Kirk C. Waite
NOTARY PUBLIC

KIRK C. WAITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Jan. 24, 2009

My commission expires:

1/24/09