THIS INSTRUMENT PREPARED BY: CLOSING & TITLE SERVICES, INC., 533 RIVERGATE PARKWAY, GOODLETTSVILLE, TENNESSEE 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value whichever is greater, for this transfer is $79,000.00.

Clayton Gholson
Affiant

Subscribed and sworn to before me this the 20th day of September, 2005.

Sandra D. Hall
Notary Public

My Commission Expires: 5/28/06

SANDRA D. HALL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
KIMBERLY M. SEARS 344 THELMA STREET MADISON, TN 37115	SAME	MAP 43-09 PARCEL 302.00

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration the receipt of which is hereby acknowledged, **WE, CLAYTON GHOLSON AND WIFE, MARTHA GHOLSON,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey **unto KIMBERLY M. SEARS,** hereinafter called the Grantee, its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 6 and 7 of Block M on the Map of Woodlawn Estates, of record in Book 843, page 82, Register's Office for Davidson County, Tennessee.

Said Lots adjoin and front together 50 feet on the east side of Thelma Street and run back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Clayton Gholson and wife, Martha Gholson by deed of record in Instrument No. 20010511-0048929, Register's Office for Davidson County, Tennessee.

This instrument was prepared based upon information by the parties and without the benefit of a title examination.

This is the same legal description as on the previous deed of record.

This conveyance is made subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

The Grantee herein agrees to assume the payment of the 2005 property taxes.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, its heirs and assigns, forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 20 day of September, 2005.

Clayton Gholson
CLAYTON GHOLSON

Martha Gholson
MARTHA GHOLSON

Davidson County DEEDWARR
Recvd: 09/22/05 15:41 2 pgs
Fees:13.00 Taxes:292.30

20050922-0114199

CTS\WD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named CLAYTON GHOLSON AND WIFE, MARTHA GHOLSON, the bargainors, 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 and seal this 20 of September, 2005.

Sandra D. Hall
NOTARY PUBLIC

My Commission Expires: 5/28/06



CTS\WD