~~RECORD AND RETURN TO~~:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

After Recording Return To:
Heritage Title Services, LLC.
8115 Isabella Ln., Suite 5
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/26/05 10:57 2 pgs
Fees:13.00 Taxes:558.70
20051026-0129237

WARRANTY DEED

JOEY SANDERS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 29, 2006

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF OCTOBER, 2005.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Lee Gannon 5125 Lana Renee Court Hermitage, TN 37076	Same as new owner	98-01-106

FOR AND IN CONSIDERATION of the sum of EIGHTY FIVE THOUSAND NINE HUNDRED AND NO/100 ($85,900.00) DOLLARS and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, KENNETH J. WALBURN hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto GREGORY LEE GANNON, an unmarried person, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in DAVIDSON County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 51, on the plan of Lots 42 through 55, Roxborough, of record in Book 5210, Page 76, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kenneth J. Walburn, by Deed from Tony W. Williams, III, dated 9/25/03, of record in Book 20031007, Page 0148346, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2005 property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 18th day of October, 2005.

KENNETH J. WALBURN

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, KENNETH J. WALBURN, 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 the 18th day of October, 2005.

Notary Public

My commission expires: _____

JOEY SANDERS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 29, 2006