WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 1st DAY OF ~~OCTOBER~~ November, 2005.

NOTARY PUBLIC

MY COMMISION EXPIRES 01-25-06
(AFFIX SEAL)

TERINA C. GARRISON NOTARY PUBLIC DAVIDSON CO. TENN.

MY COMMISSION EXPIRES: JAN. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Robert M. Wingo and Marion A. Wingo	**same**	**42.11-105.00**
532 Ronnie Road		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William S. Tomlinson and wife, Bobbye A. Tomlinson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Robert M. Wingo and wife, Marion A. Wingo

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2006 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All All matters on the Plan of Record in Plat Book 6900, page 388, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All Right-Of-Way Easements of record in Book 2488, page 228, Book 2806, page 39 said Register's Office.

Davidson County DEEDWARR
Recvd: 11/02/05 12:57 3 pg
Fees:18.00 Taxes:1221.00
20051102-0132550

All Restrictions of record in Book 7425, page 209, said Register's Office.

(X) Improved
This ( ) Unimproved property is known as: **532 Ronnie Road**
Madison, TN 37115

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 do not 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 the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 31st day of **OCTOBER, 2005.**

William S. Tomlinson — **William S. Tomlinson**

Bobby A Tomlinson — **Bobbye A. Tomlinson**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **William S. Tomlinson and Bobbye A. Tomlinson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison TN

This 31st day of **OCTOBER, 2005.**

Notary Public

My Commission Expires: 01-25-06

TERINA C. GARRISON NOTARY PUBLIC DAVIDSON CO. TENN. MY COMMISSION EXP. JAN. 25, 2006

Exhibit "A"

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

Being Lot No. 2 on the Plan of William W. Gray Subdivision, of record in Plat Book 6900, page 388, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to William S. Tomlinson and wife, Bobbye A. Tomlinson, by Warranty Deed from Gary Rager and wife, Brenda Rager, dated June 20, 1997 and filed for record June 24, 1997 in Book 10502, page 956, and re-recorded in Book 10540, page 232, Register's Office for Davidson County, Tennessee.