THIS INSTRUMENT WAS PREPARED BY:
Howard M. Skipworth (#012469)
Attorney at Law
Post Office Box 489
Joelton, Tennessee 37080
(no title search requested by
SELLER or PURCHASER)

RETURN TO:
Howard M. Skipworth
Attorney at Law
Post Office Box 489
Joelton, Tennessee 37080-0489

WARRANTY DEED

THIS INDENTURE is made and entered into this 4th day of OCTOBER, 2005, by and between ***CHRISTOPHER E. KEY,*** *A MARRIED MAN,* ***ANNA S. GIFT,*** *AN UNMARRIED WOMAN,* ***and DORA D. CLARK,*** *AN UNMARRIED WOMAN,* all of the children and beneficiaries under the Last Will and Testament of ***MARY M. KEY,*** deceased, hereinafter called Grantors, and ***ANNA S. GIFT,*** *AN UNMARRIED WOMAN*, hereinafter called Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which are hereby acknowledged, ***CHRISTOPHER E. KEY***, *A MARRIED MAN, AN UNDIVIDED 33.3333% interest*, ***ANNA S. GIFT***, *AN UNMARRIED WOMAN, AN UNDIVIDED 33.3333% interest*, and ***DORA D. CLARK***, *AN UNMARRIED WOMAN, AN UNDIVIDED 33.3333% interest*, Grantors do hereby bargain, sell, transfer and convey unto ***ANNA S. GIFT***, hereinafter referred to as Grantee, her heirs and assigns, all of that certain real estate located in **DAVIDSON** County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "*Property*"). This conveyance of the "*property*" and all covenants and warranties contained herein, are made expressly subject to the exception and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as **4858 Clarksville Pike, Whites Creek, Tennessee, 37189**.

TO HAVE AND HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Christopher E Key
CHRISTOPHER E. KEY
Signature of Seller

Lemeika Key
Wife of Christopher E. Key, Seller

Davidson County DEEDWARR
Recvd: 11/28/05 13:32 3 pgs
Fees:18.00 Taxes:323.75
20051128-0142872

Anna S. Gift
ANNA S. GIFT
Signature of Seller

Dora D Clark
DORA D. CLARK
Signature of Seller

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid county and state, ***CHRISTOPHER E. KEY*** and Lemeika Key, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that he/she/they executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at office in ***DAVIDSON*** County, this 4th day of OCTOBER, 2005.

Howard M. Skipworth
NOTARY PUBLIC

My commission expires:_____

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.

MY COMMISSION EXP.
JANUARY 26, 2008

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid county and state, ***ANNA S. GIFT***, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that he/she/they executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at office in ***DAVIDSON*** County, this 4th day of OCTOBER, 2005.

Howard M. Skipworth
NOTARY PUBLIC
My commission expires:_____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid county and state, ***DORA D. CLARK***, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that he/she/they executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at office in ***DAVIDSON*** County, this 4th day of OCTOBER, 2005.

Howard M. Skipworth
NOTARY PUBLIC
My commission expires:_____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

NAME AND ADDRESS OF PROPERTY OWNERS:
ANNA S. GIFT
4858 Clarksville Pike
Whites Creek, Tennessee 37189

PROPERTY ADDRESS:
4858 Clarksville Pike
Whites Creek, Tennessee 37189

PERSON RESPONSIBLE FOR TAXES:
SAME

MAP & PARCEL NO: **Map 048-00-0, Parcel 024.00**
SA/FB 14 DZ 00095

Affidavit of Value

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$87,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Anna S. Gift
AFFIANT

Sworn to and subscribed before me
this 4th day of OCTOBER, 2005.

Howard M Skipworth
NOTARY PUBLIC
My commission expires:_____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Upon recording return to:
HOWARD M. SKIPWORTH
Attorney at Law
Post Office Box 489
Joelton, Tennessee 37080-0489

EXHIBIT "A"

Land in the 12th, formerly 24th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northerly margin of U.S. Highway 112 1625 feet from the southwest corner of the tract of land owned by W.H. (Herman) Thompson, being the southwest corner of this tract; thence leaving said Highway, North 35 degrees east 400 feet to a point; thence South 55 degrees East 100 feet to a point; thence South 35 degrees West 400 feet to a point in the northerly margin of U.S. Highway 112; thence with the margin of the same, North 55 degrees West 100 feet to the beginning.

BEING the same property conveyed to Harlin E. Key, Jr., and wife, Mary D. Key by deed from Johnnie B. Lovelady and wife, Freda Walker Lovelady, of record in Book 4837, page 170, Register's Office for said county. The said Harlin E. Key, Jr., since died on 07-27-1998 The said Mary D. Key aka Mary M. Key having since died on 06 November 2004, testate, and by her Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Docket No. 05P481, and filed in Will Volume No. 5797/184777 the property vested in her children, Christopher E. Key, Anna S. Gift and Dora D. Clark, being all of the Grantors herein.

EXHIBIT "B"

1. This conveyance is being made without a survey or title search.

2. All real property taxes now due and payable and taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (Map 48 Parcel 24, SA/FB 14DZ 00095).

3. Subject to all mortgages, liens and judgments and all other matters appearing of record.