THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
624 Highway 76
White House, TN 37188

Our File Number: 22573Q

Davidson County DEEDWARR
Recvd: 12/02/05 10:07 2 pgs
Fees:13.00 Taxes:379.25
20051202-0144920

MAP/GROUP/PARCEL: 033-08-0/143.00

NEW OWNER'S NAME AND ADDRESS:
ADAM WILSON & TIFFANY RAMSEY
337 JANETTE AVENUE
GOODLETTSVILLE, TN 37072

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **HELEN M. COTHRON, UNMARRIED**, hereinafter called Grantor, does hereby transfer and convey unto, **ADAM WILSON , AN UNMARRIED MAN and TIFFANY RAMSEY, AN UNMARRIED WOMAN**, AS TENANTS IN COMMON WITH RIGHT OF SURVIORSHIP, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 285, ON THE PLAN OF GATEWOOD SUBDIVISION, SECTION 3, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4175, PAGE 49-50, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

The subject property is improvedproperty known as 337 JANETTE AVENUE, GOODLETTSVILLE, TN 37072.

BEING the same property conveyed to Grantor herein by deed of record in Book 11177, Page 663, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

HELEN M. COTHRON

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, HELEN M. COTHRON, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in White House, Tennessee on this the 23rd day of November, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $102,500.00

AFFIANT

Sworn to and subscribed before me, this the 23rd day of November, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY