Davidson County DEEDWARR
Recvd: 12/09/05 09:33 2 pgs
Fees:13.00 Taxes:550.93
20051209-0148036

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Peggy J. Nance 2168 Riverway Drive Old Hickory, TN 37138	Same as New Owner	Map 53-06-0-A Parcel 82.00 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, KELLEY D. GILLESPIE a/k/a KELLEY D. GILLISPIE a/k/a KELLEY D. JONES, joined by her husband, JAMES R. JONES, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto PEGGY J. NANCE, a single woman, hereinafter referred to as the "GRANTEE", her 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 No. 82, on the Plan of Phase Two, Waterford, as shown on plat of record in Plat Book 7900, pages 412 and 413, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> BEING the same property conveyed to Kelley D. Gillespie by deed from Joseph M. Shade and wife, Tamrya Foster Shade, of record in Instrument No. 20031112-0165493, Register's Office for Davidson County, Tennessee. Kelley D. Gillespie a/k/a Kelley D. Gillispie having since married and is now known as Kelley D. Jones.
>
> The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is 2168 Riverway Drive, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

And we, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2005, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to any and all matters as they may appear on the Plan of record in Book 7900, page 412, Register's Office for Davidson County, Tennessee.

3. Subject to Restrictive Covenants of record in Book 7463, page 294, Book 8699, page 462, Book 8694, page 216, Book 9081, page 63, Book 9309, page 847, Book 9432, page 988 and Book 9530, page 185, Register's Office for Davidson County, Tennessee.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Joinder of Spouse: JAMES R. JONES, husband of KELLEY D. GILLESPIE a/k/a KELLEY D. GILLISPIE a/k/a KELLEY D. JONES, joins in this conveyance to convey any and all right, title or interest which he may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

KELLEY D. GILLESPIE a/k/a
KELLEY D. GILLISPIE a/k/a KELLEY D. JONES

JAMES R. JONES

"GRANTEE"

PEGGY J. NANCE, a single woman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLEY D. GILLESPIE a/k/a KELLEY D. GILLISPIE a/k/a KELLEY D. JONES and PEGGY J. NANCE, a single woman, 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, at office, this the 7th day of December, 2005.

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2009

NOTARY PUBLIC

STATE OF NORTH CAROLINA}
COUNTY OF WAKE }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES R. JONES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 6th day of December, 2005.

SARAH E. KEARNEY NOTARY PUBLIC WAKE COUNTY, NC

NOTARY PUBLIC

My Commission Expires: 4-22-2010

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $148,900.00.

Affiant

Sworn to and subscribed before me, this the 7th day of December, 2005.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2009