Davidson County DEEDWARR
Recvd: 12/09/05 13:12 2 pgs
Fees:13.00 Taxes:444.00

20051209-0148284

WARRANTY DEED

ET-05-0038

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF December, 2005.

Notary Public

MY COMMISSION EXPIRES: 6-17-07

(AFFIX SEAL)

RITA B. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
Mary Frances Rudy, Attorney at Law
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin D. Davis	Guaranty Trust Company	
113 Scotts Creek Circle (ADDRESS)	316 Robert Rose Dr. (ADDRESS)	075-12-0-A 10.00 CO
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

N/K/A (3)

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JILL HARRIS INGOLD ~~K/N/A~~ JILL H. QUAST, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KEVIN D. DAVIS, UNMARRIED AND AMANDA D. CLARK, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that 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. 10 on the Plan of Revised Cedar Creek, Phase One, of record in Plat Book 6900, page 848, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jill Harris Ingold, unmarried, by Warranty Deed from Charles R. DeMott, Jr., and Sonja Michelle DeMott, husband and wife, executed on December 16, 1996, of record in Book 10297, page 753, Register's Office of Davidson County, Tennessee.

The said Jill Harris Ingold is now known as Jill H. Quast, by virtue of her marriage to Ward Quast.

Ward Quast joins in this conveyance to convey any and all rights he may have in this property.
Subject to Restrictive Convenants of record in Deed Book 7768, page 238; and in Book 6763, page 217; and Book 7945, page 901, Register's Office of said County.
Subject to Temporary Easement for Emergency Drive, of record in Deed Book 7760, page 778, of the said Register's Office. Said easement has not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

This conveyance is subject to any and all restrictions and easements of record, if any.

unimproved ( )
This is improved (X) property, known as 113 Scotts Creek Circle, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 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 forever 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/our hand(s) this 1st day of December, 2005.

Jill H. Quast
Jill Quast

Ward Quast

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Quast, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this 1st day of December, 2005.

Ward Quast
My Commission Expires: 6-17-04

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

Peter B. Mitchell
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 1st day of December, 2005.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122