07

REALTY TITLE

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF December, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/22/09

(AFFIX SEAL)

RONNA CROWNOVER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

P-GR-05-8153

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Gilbert	NATIONAL CITY MORTGAGE	
8153 Boone Trace	P.O. BOX 17677	126.15-0B-327.00 CO
Nashville, Tennessee 37221	BALTIMORE, MD 21297-1677	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HEIDI F. SPIVEY, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW GILBERT AND WIFE, CHERYL GILBERT, hereinafter called the Grantee(s), 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. 51 on the Plan of Section Four, Lexington Point Subdivision of record in Instrument No. 20020116-0006343, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Heidi F. Baker, an unmarried woman, by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated January 17, 2003 and filed of record as Inst. no. 20030123-0009509, Register's Office for Davidson County, Tennessee. Heidi F. Baker is now known as Heidi F. Spivey.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 8153 Boone Trace, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 19th day of December, 2005.

Heidi F. Spivey

Davidson County DEEDWARR
Recvd: 01/19/06 13:52 2 pgs
Fees:13.00 Taxes:610.50

20060119-0007394

STATE OF Tennessee
COUNTY OF Davidson

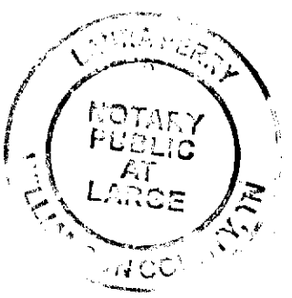
On this the 19th day of December, 2005, before me personally appeared Heidi F. Spivey and Adam Keith Spivey, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of December, 2005.

Notary Public

My Commission Expires: 12/09/07

(SEAL)



RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959