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Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #05-1605

Davidson County DEEDWARR
Recvd: 01/23/06 14:06 2 pg:
Fees:13.00 Taxes:341.03

20060123-0008596

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Sherry Anne Daniels Dillard and John Dillard, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Carl Brindle and wife, Robin P. Brindle, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being a certain tract or parcel of land in the 9th Civil District of said County on the westerly side of the Old Charlotte Pike and being a portion of a 29 acre tract conveyed by J. D. Gourley and wife, Bessie Gourley, and David S. Ferguson and wife, Helen B. Ferguson by deed of record in Book 1333, Page 72, Register's Office for said County.

Beginning at a point in the center of Old Charlotte Pike, the southwesterly corner of the P. E. Ragan lot, stake in line of easterly margin of road; thence with the southern line of P. E. Ragan's lot, south 54 degrees 30' east 970 feet to a stake in David S. Ferguson Sr.'s westerly line; thence with his line south 37 degrees 30' west 110/5 feet to a stake; Poplar and ironwood pointers, thence north 54 degrees 30' 965 feet to the center of Old Charlotte Pike; thence with said Pike 34 degrees 30' east 110/5 feet to the point of beginning, and containing 2.46 acres, more or less.

Being the same property conveyed to Sherry Anne Daniels by Quitclaim Deed dated June 30, 1998, from The John W. Fowler, Sr. and Mary M. Fowler Revocable Living Trust, of record in Book 11001 page 427, Register's Office for Davidson County, Tennessee.
Sherry Anne Daniels is now known as Sherry Anne Dillard by virtue of her marriage to John Dillard.

Subject to a 1998 Fleetwood, Stoneridge, Manufactured Home (TNLF27A/B16621-SR12) which is a fixture to the subject real estate described above.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 8763 Old Charlotte Pike, Pegram TN, 37143.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 17th day of January, 2006

Sherry Anne Daniels Dillard

Sherry Anne Daniels Dillard

John Dillard

State of Tennessee)
County of Davidson)

On this 17th day of January, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sherry Anne Daniels Dillard and John Dillard, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-09

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 92,170.00.

Affiant

Sworn and subscribed before me on this the 17th day of January, 2006.

Notary Public

My Commission Expires: 7-30-09

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Carl Brindle	Guaranty Trust Company	112 00 0 048.00
8763 Old Charlotte Pike	640 Broadmor Blvd., Ste. 100	
Pegram, TN 37143	Murfreesboro, TN 37129-1218	