WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES: 1/20/08
(AFFIX SEAL)

SONDRA RUBY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMM. EXP.

B-GWEN-06-504

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary T. Cavanaugh		
504 Village Court (ADDRESS)	(NAME)	83-13-362
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(ADDRESS) (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 BEVERLY A. VOWELL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GARY T. CAVANAUGH, 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 13, on the REVISED PLAN OF SHELBY VILLAGE NO. ONE, as shown on plat of record in Plat Book 1835, Page 63, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Beverly A. Vowell by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, recorded on the 2nd day of March, 2005 in Instrument No. 20050302-0022810, in the Register's Office of Davidson County, Tennessee.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 504 Village Court, Nashville, Tennessee 37206
(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 2nd day of March, 2006.

Beverly A. Vowell by Gwen Burden Attorney in fact

Davidson County DEEDWARR
Recvd: 03/08/06 14:51 2 pgs
Fees:13.00 Taxes:284.90

20060308-0027193

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Gwen Burlew, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Beverly A. Vowell and acknowledged that he/she executed the same as the free act and deed of the said Beverly A. Vowell.

Witness my hand and official seal at Davidson County, TN
on this the 2nd day of March, 2006.

NOTARY PUBLIC

My Commission Expires: 4-25-06

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires APRIL 25, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903