Davidson County DEEDWARR
Recvd: 04/06/06 11:25 2 pgs
Fees:13.00 Taxes:1202.50
20060406-0039657

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00 .

Maribeth Riggins-Loy
Affiant

Subscribed and sworn to before me this 31st day of March, 2006.

Notary Public
My Commission Expires 04/22/09

ADRIAN WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

06-0142

Address of New Owner:	Send Tax Bills to:	Tax Information:
Maribeth Riggins-Loy	Wells Fargo Bank, NA	171-03-0 A
5029 Fredericksburg Way East	2701 Wells Fargo Way	7.00 CO
Brentwood, TN 37027	Minneapolis, MN 55408	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Elizabeth P. Gregory, married**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Maribeth Riggins-Loy and husband, David A. Loy**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 131 on the plan of Section 1A, Fredericksburg, of record in Book 7900, Page 529, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Said Lot No. 131 fronts 58.86 feet on the broken westerly margin of Fredericksburg Way East and extends back 110.00 feet on the northerly line and 111.03 feet on the southerly line to a dead line in the rear, measuring 66.48 feet thereon.

Being the same property conveyed to Elizabeth P. Gregory by deed from John T. Blake, Jr. and Diane L. Blake, Trustees U/A/D November 11, 1994, dated April 26, 1996, recorded in Book 10033, Page 832, Register's Office for said County.

James Duke Gregory, husband of Elizabeth P. Gregory, joins in this transaction to convey any interest he may have in subject property, marital or otherwise.

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

This is improved property located at **5029 Fredericksburg Way East, Brentwood, TN 37027.**

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 our hands this 31st day of March, 2006.

Elizabeth P. Gregory

James Duke Gregory

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Elizabeth P. Gregory and James Duke Gregory**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of March, 2006.

Notary Public

My Commission Expires: 04/22/09

LARRY N. WESTBROOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN