This Instrument Prepared By:
Greenway Title, Inc.
425 West College Street
Murfreesboro, Tennessee 37130

Davidson County DEEDWARR
Recvd: 04/25/06 10:59 2 pgs
Fees:13.00 Taxes:508.75
20060425-0047072

Return To:
ADDRESS NEW OWNER:
Randell Gilbert
Judy F. Gilbert
500 Upsall Drive
Antioch, Tennessee 37013

MORTGAGEE:
Synovus Mortgage Corporation
2204 Lakeshore Drive, Suite 325
Birmingham, AL 35209

SEND TAX BILL TO:
Mortgagee

MAP **163-110**
GROUP
PARCEL **C-40.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Gerald J. Flora and wife, Bonnie A. Flora**, hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Randell Gilbert and wife, Judy F. Gilbert**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING all of Lot 40, on the PLAN OF REVISED BELL FORGE VILLAGE III, SECTION FIVE, according to plan and survey of the same appearing of record in Plat Book 6900, page 632, as corrected by Surveyors Certificate of Correction, of record in Book 7524, page 552, of the Register's Office of Rutherford County, Tennessee, to which plat reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to Gerald Flora and wife, Bonnie Flora by deed of record in Record Book 10636, page 680, Register's Office for Davidson County, Tennessee.

Plat Book 6900, page 632, discloses a charter of Home Owner's Association of record in Book 7483, page 989 and amended in Book 8154, page 962, of the said Register's Office and a Tennessee State Tax Lien against Randell Gilbert and wife, Judy Gilbert, in 20041221-0151602 of the said Register's Office.

The captioned property is subject to restrictive covenants of record in Book 6040, page 538; Book 6350, page 858; Book 6651, page 207; Book 7224, page 209; Book 7524, page 552; Book 7461, page 530; Book 7464, page 967; Book 7483, page 989; Book 7508, page 659; Book 8154, page 962; any and all matters of record and as shown in Book 6900, page 632 and Book 7524, page 552; all of the Register's Office of Davidson County, Tennessee.

This is improved property known as 500 Upsall Drive, Antioch, Tennessee 37013.

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, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 the 21st day of April, 2006.

Gerald J. Flora

Bonnie A. Flora by _____, AIF
Bonnie A. Flora

STATE OF TENNESSEE]
ss
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, GERALD J. FLORA, with whom I am personally acquainted, and to me known to be the person who executed the foregoing (WARRANTY DEED) instrument individually and on behalf of BONNIE A. FLORA, and who acknowledged that he executed the same as the free act and deed of the said BONNIE A. FLORA, and for the purposes therein contained by virtue of that one certain Power of Attorney duly executed by the said BONNIE A. FLORA, and appearing of record in Record Book * _____, page _____, of the said Register's Office of Rutherford County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL, this the 21st day of March, 2006.

* 20060425.0047071

TERI W. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

TERI W. NICHOLSON Notary Public

My commission expires: MARCH 18, 2007

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $137,500.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of April, 2006.

NOTARY PUBLIC
My Commission Expires: 1/23/2010

DONNA G. VAUGHN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.