Davidson County DEEDWARR
Recvd: 04/25/06 14:54 2 pgs
Fees:13.00 Taxes:656.75

20060425-0047342

WILLIAM B. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$177,500.00**.

Affiant

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

Notary Public

My commission expires: 3-30-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc.
615 Main Street P.O. Box 60429, Nashville, TN 37206

file #A3

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Dennis S. McGill and wife, Linda Grosse McGill	**New Century Mortgage Corporation**	
7179 Lama Terra Dr.	**3109 W. Martin Luther King Blvd. Suite # 300**	**Map 016 00 0**
Goodlettsville, Tennessee 37072	**Tampa, FL 33607**	**Parcel 192.00**

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 ACKNOWLEDGE, WE,

Ramona W. Brown, an unmarried widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dennis S. McGill and wife, Linda Grosse McGill

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 Lot No. 11, on the plan of Ridgeview Estates, Section 2, Phase I, of record in Book 6900, page 181 Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Robert R. Brown and wife, Ramona W. Brown, by instrument executed March 2, 1988, which is of record in Book 7484 page 335, Register's Office for Davidson County, Tennessee. Robert R. Brown passed away January 12, 2003, leaving his wife, Ramona W. Brown as the surviving tenant by the entirety.

THIS conveyance is subject to any and all matters as shown on the plan of Ridgeview Estates, Section 2, Phase I, of record in Book 6900, page 181 Register's Office, Davidson County, Tennessee; and, to restrictions, declarations, dedications, agreements memorandums, assessments, covenants, conditions, and/or easements of record against said property which are of record in said Register's Office; especially to Book 6900 page 181; Book 7298 page 110; Book 7427 page 345; Book 7689 page 171; and, Book 7689 page 174, all of record in said Register's Office.

This is improved (**XXX**) Unimproved (____) property, known as **7179 Lama Terra Dr., Goodlettsville, Tennessee 37072**

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 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 convenant 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 my/our hand(s) this 20th day of April, 2006.

Ramona W. Brown

Ramona W. Brown

STATE OF KANSAS
COUNTY OF Douglas

Personally appeared before me, a Notary Public of said County and State, **Ramona W. Brown, an unmarried widow,** the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of **April, 2006.**

Margaret Livanec

Notary Public

My Commission Expires: 12-15-09

NOTARY PUBLIC - State of Kansas
MARGARET LIVANEC
My Appt. Exp. 12-15-09