Davidson County DEEDWARR
Recvd: 04/26/06 08:46 3 pgs
Fees:18.00 Taxes:444.00

20060426-0047482

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 21st day of April, 2006, by and between TERRENCE DOYLE and SANDRA K. DOYLE, HUSBAND AND WIFE, hereinafter called Grantors, and JERAMY WAYNE GILL and SANDY KAY HUGGINS, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, TERRENCE DOYLE and SANDRA K. DOYLE, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto JERAMY WAYNE GILL and SANDY KAY HUGGINS, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 7528 GARY ROAD, JOELTON, TENNESSEE 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantors on the day and year first above written.

Terrence Doyle
TERRENCE DOYLE
Signature of Seller

Sandra K. Doyle
SANDRA K. DOYLE
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, TERRENCE DOYLE and SANDRA K. DOYLE, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at JOELTON, **TENNESSEE, this** 21st **day of April, 2006.**

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

JERAMY WAYNE GILL and SANDY KAY HUGGINS

610 RIVERGATE MEADOWS DRIVE
GOODLETTSVILLE, TENNESSEE 37072

Property Address:

7528 GARY ROAD, JOELTON, TENNESSEE 37080
Person Responsible for Taxes:

Home Loan Center, Inc., dba Lending Tree Loans
163 Technology Drive
Irvine, CA 92618

Map & Parcel #: MAP 15-14, PARCEL 42

AFFIDAVIT OF VALUE

STATE OF Tennessee **:**
COUNTY OF Davidson **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **120000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 21st day of **April, 2006.**

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 06-335J

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 24 of Joelton Heights, Section 2, of record in Book 3700, page 85, Register's Office for Davidson County, Tennessee.

SAID Lot No. 24 fronts 170 feet along the westerly margin of Gary Road and runs back 327.3 feet on the southerly line and 180 feet on the northerly line to a line at the rear measuring 215.9 feet thereon.

Being the same property conveyed to TERRENCE DOYLE and SANDRA K. DOYLE, HUSBAND AND WIFE, by Warranty Deed from Charles Bernard Jackson and wife, Martha S. Jackson, of record in Book 10939, Page 950, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 15-14, PARCEL 42).
2. All matters as set forth on the Plan of Section Two, Joelton Heights of record in Plat Book 3700, page 85, said Register's Office, which plan includes a 75-foot minimum building setback line from Gary Road; a 10-foot public utility and drainage easement along the rear & northerly lines; and a 2.5-foot x 30-foot utility anchor easements along front corners.

3. Restrictive Covenants of record in Book 4053, page 221, Register's Office for DAVIDSON County, Tennessee.