RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP44575

This Instrument Prepared By:
Thomas I. Bottorff
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Colleen J. Gleason
4317 Brackenwood Drive
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Mortgagee

Davidson County DEEDWARR
Recvd: 04/28/06 14:48 2 pgs
Fees:13.00 Taxes:513.93
20060428-0049077

MORTGAGEE:
Bank of America, NA
900 W. Trade Street
Charlotte, NC 28255-0001

MAP **64-9**
GROUP
PARCEL **229**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Amy C. Robertson, married,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Colleen J. Gleason*,** hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

*an unmarried woman

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Southford, Section One, of record in Plat Book 6250, page 384 and 385, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Amy C. Robertson, unmarried by deed from Gregor R. Boyd and wife, Sylvia D. Boyd of record in Instrument no. 20030605-0078025, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **4317 Brackenwood Drive, Old Hickory, Tennessee 37138.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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.

*Carl Marshall, spouse of Amy C. Robertson, hereby joins in this conveyance transferring all his right, title, and interest in said property, marital or otherwise.

WITNESS our hands this the **25th** day of **April, 2006.**

Amy C. Robertson

Carl Marshall

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Amy C. Robertson and husband, Carl Marshall**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 25th day of April, 2006.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $138,900.00.

AFFIANT 4/25/06

Subscribed and sworn to before me on this 25th day of April, 2006.

NOTARY PUBLIC

JANEL L. McALISTER NOTARY PUBLIC AT LARGE SUMNER CO., TENN.

My Commission Expires: 3-27-07

MY COMMISSION EXPIRES: MARCH 27, 2007