THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37207
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03031

Davidson County DEEDWARR
Recvd: 04/28/06 15:15 2 pgs
Fees:13.00 Taxes:360.75
20060428-0049121

Property Address:
726 Ridgeview Court, Antioch, TN 37013

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Shellie L. Gaither**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Courtney R. Ivy, as Sole Owner,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 11-A on the Plan of Lots 1 through 5, and Lots 7 through 16, Zone Lot Division Dreamland Estates Southeast, Section 3, as shown by plat of record in Book 5200, Page 649, amended in Book 6250, Page 282, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Patricia A. Reynolds, unmarried, dated August 25, 2000, and recorded August 29, 2000, in the Register's Office for Davidson County, Tennessee, Instrument Number 200008290085287.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 21st day of April 2006.

X Shellie L. Gaither (Seal)

State of TENNESSEE
County of DAVIDSON

On this the day of , , before me, the undersigned officer, personally appeared Shellie L. Gaither, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

Notary Public

My Commission expires: 1-27-07

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $97,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 21 day of April 2006.

Notary Public

My Commission expires: 7-19-08

Name of Owner and Property Address:
Courtney R. Ivy

726 Ridgeview Court
Antioch, TN 37013

Person Or Entity Responsible For Payment Of Taxes:
Courtney R. Ivy

GMAC MORTGAGE CORP.
100 Witmer Road, Horsham, PA 19044
Attn: Records Management

Tax Parcel ID#: 173-01-0-211.00

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.