Davidson County DEEDWARR
Recvd: 05/26/06 10:41 2 pgs
Fees:13.00 Taxes:1109.63

20060526-0062188

WARRANTY DEED

ANNIE COZART NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON MY COMMISSION EXPIRES: 09/23/2010

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES: 9/23/10 (AFFIX SEAL)

P-BPR-06-5142

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derek T. Gunn	Churchill Mortgage Corp.	
5142 Regent Drive Lot 26 (ADDRESS)	761 Old Hickory Blvd # 401 (ADDRESS)	146-15-47
Nashville, Tennessee 37220-1945 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID JASON SKIDMORE AND WIFE, AMY T. SKIDMORE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DEREK T. GUNN AND SHAYNA GUNN, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot Number 261 on the Plan of Haileywood Estates, Section 8D of record in Plat Book 3500, Page 7, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to David Jason Skidmore and wife, Amy T. Skidmore, by Warranty Deed from George Highers, unmarried, dated July 22, 2005 as of record in Instrument Number 20050808-0093640, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5142 Regent Drive Lot 26, Nashville, Tennessee 37220-1945
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 23rd day of May, 2006.

David Jason Skidmore

Amy T. Skidmore

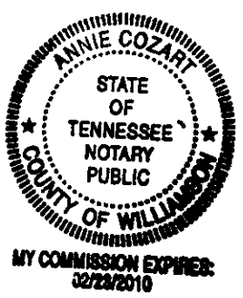
STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of May, 2006, before me personally appeared David Jason Skidmore and wife, Amy T. Skidmore to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of May, 2006.

Annie Cozart
Notary Public

My Commission Expires:
2/23/10
(SEAL)



RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959