THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14742

Davidson County DEEDWARR
Recvd: 07/06/06 14:52 2 pgs
Fees:13.00 Taxes:444.00
20060706-0081200

Property Address:
1220 & 1222 Sioux Terrace, Madison, TN 37115 ---Above This Line Reserved For Official Use Only---

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, **Edward C. Davis and Fosteen Davis, Trustees of the revocable Davis Living Trust**, existing under the laws of Tennessee, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Geraldine Gurdian**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 194, Sequoia Valley, Section 4, as shown by plat of record in Plat Book 5200, Page 215, 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 Edward C. Davis and wife, Fosteen Davis, dated March 10, 1998, and recorded March 13, 1998, in the Register's Office for Davidson County, Tennessee, in Book 10837, at Page 604.

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.

And furthermore, the said Grantor does by these presents bind itself and it's successors to warrant and defend the above granted and bargained premises to the said Grantee, her successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

WITNESS Grantor's hand this 29th day of June, 2006.

EDWARD C. DAVIS, TRUSTEE OF THE REVOCABLE DAVIS LIVING TRUST

FOSTEEN DAVIS, TRUSTEE OF THE REVOCABLE DAVIS LIVING TRUST

State of TENNESSEE
County of DAVIDSON

On this the 29th day of June, 2006, before me, the undersigned officer, personally appeared Edward C. Davis and Fosteen Davis, Trustees of the revocable Davis Living Trust, 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 in the capacity and for the purposes therein contained.

Notary Public

My Commission expires: 11-27-2006

I hereby swear, or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $120,000.00 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 the 29th of June, 2006.

Notary Public

My Commission expires: 11-27-2006

Name of Owner and Property Address:
Geraldine Gurdian
700 A Blackstone Avenue
Madison, tN 37115
Phone: 615-860-7299

Person Or Entity Responsible For Payment Of Taxes:
New Century Mortgage Corporation
3109 W. Martin Luther King Blv
Ste. 300
Tampa, FL 33607Geraldine Gurdian
700 A Blackstone Avenue
Madison, tN 37115

Tax Parcel ID#: 052-08-0-094.00