WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/06 11:58 2 pgs
Fees:13.00 Taxes:480.63

20060707-0081734

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRNSFER IS $ 129,900.00

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 30TH DAY OF JUNE, 2006

LISA M. VASKE NOTARY PUBLIC AT LARGE

NOTARY PUBLIC

MY COMMISION EXPIRES 3/7/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 114 CHUNE LANE MADISON TN 37115

Address New Owner(s) As Follows: Chynette Gilkey	Send Tax Bills To: Same as Owner	Map and Parcel Number:
508 Heritage Lane	Same	042-07-0-A-095:00CO
Madison, TN 37115		
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Lyndell E. Browning and Rose M. Browning** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Chynette Gilkey** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Wilson** County, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 313 on the revised Plan of Heritage Square, Phase Three, of record in Plat Book 5200, Page 744, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Lyndell E. Browning and wife, Rose M. Browning by Limited Warranty Deed from Kelli Kemper a married woman, husband H. Larry Smith dated 06-24-04 and filed for record 06-16-04 in Instrument No. 20040616-0071493, said Register's Office for Davidson County, Tennessee.

( )Unimproved
This is (X)Improved property known at: **508 Heritage Lane**
Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do not covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever defend the title to the said land to the said GRANTEES, 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 hand this 30th day of June, 2006

Lyndell E. Browning
Lyndell E. Browning

Rose M. Browning
Rose M. Browning

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30 day of June, 2006, before me personally appeared Lyndell Browning Rose M Browning, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____, and who acknowledge that she executed the same as the free act and deed of _____.

Witness my hand and official seal at Statewide Title and Escrow
This 30 day of June, 2006

TERRY LEO VOLLMER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Terry L Vollmer
Notary Public

My Commission Expires: 4/27/09