PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 07/11/06 09:46 2 pgs
Fees:13.00 Taxes:1202.50
20060711-0082971

W & I Ref:(____gj____) Title No: 47986
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Thomas J. Gaffney Jr. Pamela E. Gaffney 4326 General Bate Drive Nashville, Tennessee 37204	SAME

TAX MAP-PARCEL NUMBERS: 13205013000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$325,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patricia A. Wilson , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas J. Gaffney Jr. and spouse, Pamela E. Gaffney** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being a part of the northwesterly part of Lot No. 16 and a part of the southwesterly part of Lot No. 9 on the Map of Glendale Park Subdivision, as of record in Book 57, page 141, Register's Office for said County, described as follows:

Beginning at a point in the east margin of General Bates Drive, 101 feet, more or less north from the north margin of Melville Drive, formerly Alpine Drive, thence with the margin of General Bates Drive, northerly 102 feet, more or less, to a point at the southwest corner of the land belonging to Ragsdale; thence along Ragsdale's south line, easterly 150 feet, more or less to a point; thence southerly 102 feet, more or less to a point which is 108.6 feet, more or less, north from the north margin of Melville Drive; thence westerly 150 feet to the point of beginning.

Being the same property conveyed to Patricia A. Wilson by deed from O. J. Baldinger and wife, Edith Baldinger of record in Book 6115, page 916, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 57 Page 141, said Register's Office.

This is improved property, known as: 4326 General Bate Dr, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of July, 2006.

Patricia A. Wilson

Patricia A. Wilson

State of TENNESSEE

County of DAVIDSON

On this 7th day of July, 2006 , before me the undersigned authority, personally appeared Patricia A. Wilson , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE

County of DAVIDSON My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

Sworn and subscribed before me this the 7th day of July, 2006

My Commission Expires: 3-21-09

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public