This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
5110 Maryland Way, Ste. 320
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/01/06 11:59 3 pgs
Fees:18.00 Taxes:536.50
20060801-0093313

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David W. McCafferty and wife, JoAnne, E. McCafferty**, (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Katherine Wilson, a single person** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED LEGAL EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 27 day of July, 2006.

David W. McCafferty

JoAnne E. McCafferty

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **David W. McCafferty and JoAnne E. McCafferty**, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 28 day of July, 2006

Notary Public

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$145,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

David W. McCaffes
Affiant

Sworn to and subscribed before me this 18 day of July, 2006.

Notary Public

My Commission Expires:_____

Map and Parcel: 165-14-42.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:

Katherine Wilson
1113 Bluewillow Court
Antioch, TN 37013

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Peppertree Forest, Section 3, as of record in Plat Book 7900, page 249, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David W. McCafferty and wife, JoAnne E. McCafferty, by Warranty Deed from William C. Fraser dated 06/05/98, and recorded 06/08/98 in Book 10966, page 877, Register's Office for Davidson County, Tennessee.