THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
SunTrust Mtg, Inc
901 Semmes Ave
Richmond, VA 23224

MAP PARCEL NUMBERS
Map & Parcel No.: 60-2-76

Davidson County DEEDWARR
Recvd: 08/30/06 11:32 2 pgs
Fees:13.00 Taxes:495.43

20060830-0107144

WARRANTY DEED

THIS INDENTURE, made and entered into this 25th day of August, **2006**, by and between **Betty J. Willis**, party of the first part, and **Kelvin G. Gilstrap and Sabrina Gilstrap, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$133,900.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Parkwood Estates, Section 1, as of record in Book No. 290, page 119, Register's Offices for Davidson County, Tennessee.

BEING the same property conveyed to Betty June Willis by Circuit Court Order from James Bewley Willis, of record in Book/Instrument No.4807, page 739 Register's Office, Davidson County, Tennessee, dated 3-18-74 and recorded 4-19-74.

The above referenced property is also known as 3068 Richmond Hills Drive, Nashville, Tennessee, 37207.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Book No. 290, page 119; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Betty J. Willis
Betty J. Willis

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Betty J. Willis** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 25th day of August, 20 06.

My commission expires 2/27/10

Christy D. Landrum
Notary Public

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$133,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Edward B Bell Jr
Affiant

Subscribed and sworn to before me this 25th day of August, 2006.

Christy D. Landrum
Notary Public
My Commission Expires:

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

PROPERTY ADDRESS:
3068 Richmond Hill Dive
Nashville, TN 37207

Name and Address of New Owner:
Kelly B + Sabrina Gilstrap.
3068 Richmond Hill Drive
Nashville, TN 37207.