06-1-492

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 08/31/06 10:41 2 pgs
Fees:13.00 Taxes:499.50
20060831-0107641

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 24th day of August, 2006 by and between **Joann Gibson n/k/a Joann Dilbeck and husband, Jason Dilbeck,** hereinafter referred to as GRANTOR, and **Darryl R. MacQuarrie, unmarried**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of Brentwood, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 712, in Brentwood Trace Condominiums, Section Two, a Horizontal Property Regime, located in Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee, as shown on the Plat of Brentwood Trace Condominiums, Section Two, recorded in Book 5200, page 376 and 377, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5818, page 915, Register's Office for Davidson County, Tennessee, to which plan reference is here made.

This conveyance is subject to the following:

1) All matters appearing on the plan of Brentwood Trace Condominiums, Section Two, of record in Plat Book 5200, Page 376 and 377, and described in Master Deed of record in Book 5818, page 915, Register's Office for said County.

2) Master Deed of record in Book 5818, page 915, Book 5524, page 415, Book 5545, page 510. Book 5524, page 424, and Book 5537, page 988, Register's Office for said County.

3) By-Laws of record in Book 5818, page 925, as amended in Book 5868, page 70, Register's Office for said County.

4) All easements, restrictions and other matters of record in said register's office.

Being the same property conveyed to Joann Gibson, unmarried, by Warranty Deed from Jennifer Leigh Compton, unmarried, dated October 17, 2005, of record in Instrument No. 20051028-0130260, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Jennifer Leigh Compton by deed from Karen A. Karcher, unmarried, dated July 31, 2003, of record in Instrument No. 20030828-0125306, Register's Office for Davidson County, Tennessee.

Joanne Gibson has since married and is now known as Jennifer Joanne Dilbeck.

This is [X]improved [ ]unimproved property known as: **712 Fox Ridge Drive, Brentwood, TN 37027**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth

herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Joann Gibson n/k/a Joann Dilbeck

Jason Dilbeck

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Joann Gibson n/k/a Joann Dilbeck and husband, Jason Dilbeck, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 24th day of August, 2006.

Notary Public
My Commission Expires: 10-26-2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Darryl R. MacQuarrie
712 Fox Ridge Drive, Brentwood, TN 37027

Send Tax Statements to:
Address Above

Map & Parcel--160.14-OC-012.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $135,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 24th day of August, 2006.

Notary Public
My Commission Expires: 10-26-2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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File #26-1-492