Prepared by & Return To:
Duke Title & Escrow, Inc.
444 Metroplex Drive, Ste. B104
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or value, for this transfer, whichever is greater, is $237,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 day of October, 2006.

Notary Public
Commission Exp: 9.19.09

Davidson County DEEDWARR
Recvd: 10/30/06 10:55 2 pgs
Fees:13.00 Taxes:876.90
20061030-0134120

DAVID ROETGER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ADDRESS NEW OWNERS:
Terry Lee Gill
2866 Lower Walker Creek Road
Goodlettsville, TN 37072

SEND TAX BILLS TO:
New Owners

MAP-PARCEL
Map 017-00
Parcel 271.00

WARRANTY DEED

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, I/WE Eddie Ray Moran and wife, Terrie L. Moran, THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry L. Gill, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LEGAL DESCRIPTION

Land in Davidson County, State of Tennessee being described according to a survey by R.L. Montoya, dated April 27, 1981, as follows:

Beginning at a point in the southern margin of Lower Walkers Creek road being 323.11 feet W.E. Ayers northeast corner, deed Book 4762, page 553; thence leaving said road along Ayers property line south 55 degrees 31' 26" east 169.35 feet to an iron pin; thence South 34 degrees 56' 02" east 433.26 feet to an iron pin; thence south 45 degrees 21' 14" west 288.27 feet to an iron pin continuin g with W.E. Ayers property line north 61 degrees 16' 25" west 445.55 feet to an iron pin; thence north 19 degrees 14' 26" east 131.12 feet to an iron pin and fence post; thence north 5 degrees 12' 21" east 126.74 feet to south margin of Lower Walker Creek Road; thence with said road north 40 degrees 14' 19" east 95.50 feet to point, continuing with said road along a curve with angle of 4 degrees 05' 24", a radius of 2,078.16 feet, tangent of 74.21 feet, for 148.35, point of beginning, containing 5.01 acres, more or less.

Being the same property conveyed to Eddie Ray Moran, a married man, by Warranty Deed from Mitchell Dwight Carlton and wife, Mitzi Carlton, dated November 30, 1998 and filed for record December 8, 1998 in Book 11241, page 350, Register's Office for Davidson County, Tennessee.

The address of this property is known as 2866 Lower Walker Creek Road, Goodlettsville, Tennessee 37072.

This conveyance is subject to any and all existing easements, building setback lines and restrictions of record on Plat.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) property taxes for the calendar year 2006 and thereafter.

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 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 unencumbered, Except for exceptions number 4 and 5 listed above; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever 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/our hand(s) this 17 day of October, 2006.

Eddie R. Moran

Eddie R. Moran

Terrie L. Moran

Terrie L. Moran

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eddie R. Moran and wife, Terrie L. Moran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Sumner County, Tennessee, this 17 day of October, 2006.

Notary Public

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Commission Expires: 9·19·09