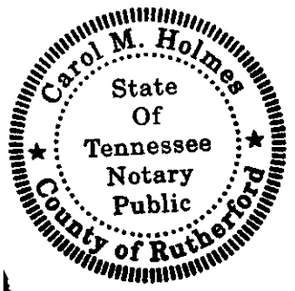
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00

Linda A. Gourieux
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2006.

Carol M Holmes
Notary Public

MY COMMISSION EXPIRES: June 22, 2008.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Jack Case Wilson Title Associates, LLC
103 Maple Street
Smyrna, Tennessee 37167

R-2436

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Linda A. Gourieux | Bank of the South | 149-09-0-107.00 |
| (NAME) | (NAME) | |
| 204 Manatee Ct. | 551 North Mt. Juliet Road | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, Tennessee 37013 | Mt. Juliet, TN 37122 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, William David Dyer and wife, Scarlette Dyer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda A. Gourieux and husband George C. Gourieux III, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot 40, as shown on the plan of Section I, Barclay Square, of record in Plat Book 4460, Page 141 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to William David Dyer and wife, Scarlette Dyer by Warranty Deed dated November 17, 1994, from James S. Sweeny, Sr. of record in Book 9524, Page 137, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 204 Manatee Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, unless otherwise herein set out; 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 our hands this 27th day of October, 2006.

William David Dyer

Scarlette Dyer

Davidson County DEEDWARR
Recvd: 11/03/06 11:09 2 pgs
Fees:13.00 Taxes:344.10

20061103-0136824

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William David Dyer and Scarlette Dyer the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this 27th day of October, 2006.

Commission expires: June 22, 2008

Carol M. Holmes — Notary Public




**RETURN TO:**

Jack Case Wilson Title Associates, LLC
103 Maple Street
Smyrna, Tennessee 37167