File No. 4404
This instrument was prepared by:
STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

Davidson County DEEDWARR
Recvd: 11/22/06 08:52 2 pgs
Fees:13.00 Taxes:55.50
20061122-0144854

ADDRESS NEW OWNER:
Mark Driver & Joan Gilmore
3698 Highway 49E
Charlotte, TN 37036

SEND TAX BILLS TO:
Same

MAP: 82-7
PARCEL: 294

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WARRANTY DEED

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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 are hereby acknowledged, I, **THOMAS B. SPELL, SR. d/b/a STB ASSOCIATES**, hereinafter called Grantor, have bargained and sold, and by these presents do transfer and convey unto **MARK DRIVER AND JOAN GILMORE**, hereinafter called Grantees, their heirs and assigns, a certain tract of land or parcel of land located in **Davidson** County, Tennessee, described as follows:

> **LAND** in Davidson County, Tennessee, Being Lot No. 43 in Lindsley's Addition to Edgefield, fronting 50 feet on the west side of Stockell Street, formerly Vansideren Avenue, and running back between parallel lines 174 feet to an alley.
>
> **BEING** the same property conveyed to STB Associates by Clerk and Master of Chancery Court of Davidson County, Tennessee, by Decree, a certified copy of which is in Book 8794, Page 103, Register's Office for Davidson County, Tennessee.

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 I do covenant with the said Grantees, that I am 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 I do further covenant and bind myself, my 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 hand this 23rd day of October, 2006.

Thomas B. Spell, Sr.
THOMAS B. SPELL, SR.

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DISTRICT OF COLUMBIA
CITY OF WASHINGTON

Personally appeared before me, the undersigned, a Notary Public in and for Washington, D.C., the within named **THOMAS B. SPELL, SR.**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Washington, D.C., this 23rd day of October, 2006.

Julia P. Marshall
Notary Public

My Commission Expires: Oct 14. 2007

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is **$15,000.00**.

Mark Dion
Affiant

Subscribed and sworn to before me, this 21st day of November, 2006.

James W. Stewart, Jr.
Notary Public

My Commission Expires: 01/26/2008

JAMES W. STEWART, JR. NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.