Return to:
ARCHER LAND TITLE, LLC
750 Old Hickory Blvd, Ste 175
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 3rd day of November, 2006.

Notary Public

My Commission Expires: January 24, 2009

My Commission Expires:

SHARON LOUISE CHAPPELL STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/01/06 12:35 2 pgs
Fees:13.00 Taxes:765.90

20061201-0148542

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jason M. Gunnoe and Laura Marie Gunnoe
608 Indian Ridge Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
155-10-A-51CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Steven H. Major, Married,*** hereinafter referred to as Grantors, hereby transfers and conveys to **Jason M. Gunnoe and Laura Marie Gunnoe, husband and wife,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 54, on the Plan of McCrory Trace Estates, Section Three, of record in Book 6900, page 720 through 723, as corrected in Book 7825, page 429, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steven H. Major by Quitclaim Deed from Louise S. Major, unmarried, of record in Instrument No. 20011227-0142907, Register's Office for Davidson County, Tennessee.

*** Patricia A. Major joins in this conveyance to convey any and all of her marital interest of said property.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Page 720 through 723, as corrected in Book 7825, Page 429, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7576, Page 846, Register's Office for Davidson County, Tennessee.

Charter of record in Book 7576, Page 821, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 608 Indian Ridge Drive, Nashville, TN 37221.

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 3rd day of November, 2006.

Steven H. Major

Patricia A. Major

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Steven H. Major and Patricia A. Major 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 this 3rd day of November, 2006.

Notary Public

My Commission Expires: 10/10/09