Davidson County DEEDWARR
Recvd: 12/22/06 11:14 2 pg
Fees:13.00 Taxes:612.35

20061222-0158019

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $165,500.00

Affiant

Subscribed and sworn to before me, this 20th day of December, 2006.

Notary Public
My commission expires:

15-0609-150860

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Brian A. Gregory 1821 Brookmeadow Lane Hermitage TN 37076	Realty Mortgage Corp 215 Katherine Dr Flowood, MS 39232	64-16-D-82.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Allison Trinkle, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brian A. Gregory and wife, Marci L. Gregory, hereinafter called the Grantees, their successors 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. 201, on the Plan of Section Two, Truxton Park, of record in Instrument No. 20010515-0049898, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Allison Trinkle by deed from Beazer Homes Corporation dba Phillips Builders, dated 11-27-01, recorded 12-04-01, of record in Instrument No. 20011204-0132755, 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.
>
> This property is improved property known as 1821 Brookmeadow Lane, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 19 day of December, 2006.

Allison Trinkle by Charlene Perrigan
Attorney-in-Fact
Allison Trinkle

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Allison Trinkle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in _____, TN, this _____ day of December, 2006.

_____
Notary Public
State of Tennessee at Large

My Commission expires: _____

STATE OF TENNESSEE
COUNTY OF Sullivan

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid County and State, Charlene Perrigan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that she is the attorney-in-fact for Allison Trinkle and is authorized by her to execute this instrument on her behalf.

Witness my hand in Bristol, TN, this 19th day of December, 2006.

_____
Notary Public
State of Tennessee at Large

My Commission expires: 1-3107

TINA JONES NOTARY PUBLIC AT LARGE SULLIVAN CO., TENN