WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/27/07 13:57 2 pgs
Fees:13.00 Taxes:342.25

20070227-0024234

DAVID C. KREMER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & RETURN TO
Lender's Title & Escrow, LLC
2612 N. Mt. Juliet Road
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynda P. Downum	Lynda P. Downum	96-6/177.00
(NAME)	(NAME)	
618 Cottonwood Dr.	618 Cottonwood Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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, **Bruce R. Gill and wife, Susan F. Gill Trustee's U/A/D July 29th, 1997 of the Gill Joint Revocable Living Trust Agreement and any Successors in Trust and any amendments thereto,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lynda P. Downum, a single person**, 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:

SEE ATTACHED EXHIBIT A

This is improved X property, known as 618 Cottonwood Dr., Nashville, TN 37214 (unimproved)
(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 22nd day of February 2007.

Bruce R. Gill

Susan F. Gill

STATE OF TENNESSEE
COUNTY OF WILSON

Witness my hand and official seal at Wilson County, Tennessee this 22nd day of February 2007 Bruce R. Gill and wife, Susan F. Gill signing both as individuals and as Trustee's of the Gill Joint Revocable Living Trust Agreement and any Successors in Trust and any amendments thereto.

Commission expires: July 21, 2007

DAVID C. KREMER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

David C. Kremer Jr. Notary Public

7/21/07

20070052

EXHIBIT A

Lot 60, Section II, Cloverhill Subdivision, as shown on plat of record in Plat Book 2133, Page 46, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

This being the same property conveyed to Bruce R. Gill and Wife Susan F. Gill, Trustees of the Gill Joint Revocable Living Trust by Bruce R. Gill and wife, Susan F. Gill Deed dated 07/29/1997, filed of record on 08/26/1997 in Book 10581, Page 583 in the aforesaid Register's Office. PROVIDED FOR INFORMATIONAL PURPOSES ONLY.