after recording return to:

BUYERS TITLE & ESCROW
5210 Maryland Way, Suite 201
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Davidson County DEEDWARR
Recvd: 04/03/07 14:01 2 pgs
Fees:13.00 Taxes:412.55
20070403-0039979

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,500.00.

Dawna Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 2007.

Karen Russell
Notary Public
MY COMMISSION EXPIRES: ~~3/29/07~~ 6/26/09
File No. G7-2962D

KAREN RUSSELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
April Lynn Arrington, unmarried (NAME)	New Owner (NAME)	52-8-184
1105 Sioux Terrace (STREET ADDRESS	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 IS HEREBYACKNOWLEDGED, WE, **April D. Gates, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **April Lynn Arrington, unmarried,** 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:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan, Revision to Section Four, Resubdivision of Lots 62-70, Meadow Bent, as shown by plat of record in Book 6200, Page 674, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to April D. Gates from Robert B. Huffine and wife, Anna A. Huffine, by Deed dated November 16, 1989, in Book 7987, Page 313, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1105 Sioux Terrace, Madison, TN 37115.

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. Whenever 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/our hand(s) this 29th day of March, 2007.

April D. Gates

March 29, 2007
Date

STATE OF TENNESSEE

COUNTY OF Davidson }

SUMNER COUNTY TRUDY MILLIKEN NOTARY PUBLIC STATE OF TENNESSEE

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named April D. Gates, unmarried, the bargainor(s), 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 29th day of March, 2007.

My Commission Expires: 10/05/2010

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066