WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/30/07 08:45 2 pgs
Fees:13.00 Taxes:462.50
20070430-0050796

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$125,000.00**

Melissa Woodward
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 13 DAY OF APRIL, **2007.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/21/11
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 109 CUDE LANE, MADISON, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
JUDY FLIPPIN	**SAME**	**063-02-0 053.00**
1505 MOHAWK TRAIL		
MADISON, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF **$125,000.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WILLIAM D. GIFFORD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

JUDY FLIPPIN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real property situated in the County of Davidson, State of Tennessee:

Lot 84, Nawakwa Hills Powwow Addition, Section 3, as shown on plat of record in Plat Book 974, page 25, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William D. Gifford by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee dated 01/18/07 and filed for record on 02/28/07 in Instrument # 20070228-0024480, Register's Office for Davidson County, Tennessee.

Subject to easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. Subject to all taxes for the year 2007 and all subsequent years, a lien but not yet due and payable.

This ( )Unimproved
(X) Improved property is known as: **1505 MOHAWK TRAIL**
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 not 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 ever 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 **13TH** day of **APRIL, 2007**

WILLIAM D. GIFFORD

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **WILLIAM D. GIFFORD**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **13TH** day of **APRIL, 2007**.

LISA M. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

NOTARY PUBLIC

(SEAL) My Commission expires: 3/21/11