File #2007385

Davidson County DEEDWARR
Recvd: 09/06/07 10:56 2 pgs
Fees:13.00 Taxes:444.00

20070906-0106970

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$120,000.00**

Darrell W Gifford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2007.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires May 24, 2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darrell W. Gifford	Countrywide Home Loans	Map 147-02
(NAME) 409 Coventry Drive	(NAME) P.O. Box 961206	Parcel 147
(ADDRESS) Nashville, TN 37211	(ADDRESS) Ft. Worth, TX 76161	
(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 hereby acknowledged, **Mark Shane Freeman and wife, Karen Freeman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Darrell W. Gifford and wife, Kellie M. Gifford ,** 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. 27 on the Plan of Elysian Park, of record in Book 2331, page 32, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mark Shane Freeman by Quitclaim Deed from Sandra D. Freeman, Trustee, of record in Book 8499, page 513, said Register's Office, dated December 2, 1991.

Karen Freeman, spouse of Mark Shane Freeman, hereby joins in this conveyance and conveys any and all interest that she may have in said property, including but not limited to the marital interest, to the Grantee(s).

This conveyance is subject to the following: Taxes for 2007 and subsequent years; all easements, restrictive covenants, conditions and any other matters of record, including all items set out on any applicable plat of record, Register's Office for Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as **409 Coventry Drive, Nashville, TN 37211**
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 4th day of September, 2007.

Mark Shane Freeman

Mark Shane Freeman

Karen Freeman

Karen Freeman

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Mark Shane Freeman and Karen Freeman, who are known to me or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 4th day of September, 2007.

Notary Public

My Commission expires; My Commission Expires May 24, 2009

(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027

