(1)

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Charles Ronald Gaydou
77 Trotwood Down
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Same

MORTGAGEE:
_____
_____
_____, _____ _____

MAP 172-10
GROUP A
PARCEL 98.00

Davidson County DEEDWARR
Recvd: 09/17/07 09:20 2 pgs
Fees:13.00 Taxes:1221.00
20070917-0110760

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robert L. Garrett and wife, Jeanie S. Garrett,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Lillie Frances Gaydou, married**, hereinafter called the GRANTEE, her 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. 98 on the Plan of Copperfield, Revised, of record in Plat Book 6900, pages 555-559, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert L. Garrett and wife, Jeanie S. Garrett by deed from Cindy Cooper Maluschka and husband, Mark Maluschka of record in Instrument no. 20000504-0045038, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **77 Trotwood Down, Brentwood, Tennessee 37027.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **10th** day of **September, 2007.**

Robert L. Garrett

Jeanie S. Garrett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert L. Garrett and wife, Jeanie S. Garrett**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 10th day of September, 2007.

Robert M. Loffi
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $330,000.00.

AFFIANT

Subscribed and sworn to before me on this 10th day
of September, 2007.

NOTARY PUBLIC

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 19 2008