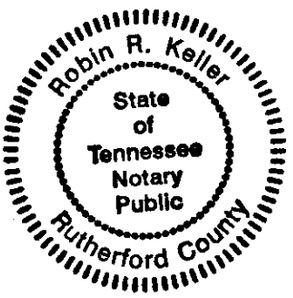
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: November 24, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Spicer Title, LLC, 1990 Old Fort Parkway, Suite G, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul V. Gaskill	Crown Mortgage Services	163-11-0-E-038.00 CO
(NAME)	(NAME)	
2940 Baby Ruth Lane Unit 11	812 Wren Road	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Goodlettsville, TN 37072	
(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, I, **Locks Benefit Trust, a Land Trust, T.H. Mattingly as Trustee**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul V. Gaskill, 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:

Being all if Unit #11, Oak Grove Townhomes, according to survey and plat appearing of record in Instrument No. 20021126-0146722, Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to Locks Benefit Trust, a Land Trust, T.H. Mattingly as Trustee by Deed from Wayne W. Kovalaski and wife, Cheryl A. Kovalaski, of record in Instrument No. 200605020050320, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2008, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Instrument No. 200211260146722; Easement of record in Book 3874, page 727; storm water detention agreement of record in Instrument No. 200210150126623, Affidavit of record in Instrument No. 200605020050319; Master Deed of record in Instrument Nos. 200209300118631, 200405110053732 and Book 200405110053733, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 2940 Baby Ruth Lane Unit 11, Antioch, TN 37013
(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 my hand this 7th day of April, 2008.

Locks Benefit Trust, a Land Trust

By: Trustee
T.H. Mattingly as Trustee

Davidson County DEEDWARR
Recvd: 04/16/08 13:40 2 pgs
Fees:13.00 Taxes:440.30

20080416-0038550

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared T.H. Mattingly, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself to be the Trustee of Locks Benefit Trust, a Land Trust, the within named bargainor, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Locks Benefit Trust, a Land Trust by T. H. Mattingly as such Trustee.

Witness my hand and official in Goodlettsville, Tennessee, this 7th day of April, 2008.

Robin R. Keller
Notary Public

My commission expires: 11/24/08

