WARRANTY DEED

LESLIE D. SIRCY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 162,900.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 16th DAY OF May 2008

Notary Public

MY COMMISSION EXPIRES: 7/24/2011
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Invesco Title Company, 1181 Nashville Pike, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis W Finegan	New Owner	034-05- 00100
303 Gates Road		
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,WE, ***Stephanie Cole and Timothy Bagwell*** both single HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***DennisW Finegan a single person*** 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:

Property being known as 303 Gates Road Goodlettsville TN 37072 and being described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Gatewood, Section 1, as of record in Book 3300, Pages 47-52, inclusive, Register's Office for said County.

Said Lot No. 23 fronts 75 feet on the west side of Gates Road and runs back 188.3 feet on the north line and 190 feet on the south line, to a dead line in the rear on which it measures 73.2 feet.

Being the same property conveyed to Stephanie Cole and Timothy Bagwell by Warranty Deed from Maggie P. Wright dated 2/14/2006 of record as Instrument No. 20060412-0042005, in the Register's Office of Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 05/20/08 08:36 2 pgs
Fees:13.00 Taxes:602.73
20080520-0051534

This is: Unimproved ( )
Improved (X) Property, known as 303 Gates Road, Goodlettsville, TN 37072
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 our hands this 16th day of May, 2008.

Stephanie Cole

Timothy Bagwell

RETURN TO:
TITLE & ESCROW, LLC
27 ROSE DRIVE, STE B
MURFREESBORO, TN 37129

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stephanie Cole and Timothy Bagwell** 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 16th day of May, 2008.

Commission Expires: 1/24/2011

LESLIE D. SIRCY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Leslie D Sircy
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, _____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, on this the _____day of _____, _____.

My commission expires:_____

_____
Notary Public