Return: Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027
800413

File Box 30

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/09/08 10:45 2 pgs
Fees:13.00 Taxes:466.20
20081009-0102426

State of Tennessee)
County of Williamson

G#4086-2

The actual consideration or value, whichever is greater, for this transfer is **$126,000.00.**

Jennifer Crowell
Affiant

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

Subscribed and sworn to before me, this the 29th day of September, 2008.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
ANNAH CLAIRE WISDOM **ANTHONY B. WISDOM**	New Owner	**Map 053-16-0 Parcel 160.00**
221 Pitts Avenue		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

THOMAS W. GAUGER and LORI A. GAUGER, husband and wife

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

ANNAH CLAIRE WISDOM and ANTHONY B. WISDOM, wife and husband

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. 10 on the Final Plat of Jackson's Landing Estates, as of record in Book 7900, Page 679, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Thomas W. Gauger and Lori A. Gauger, married, by Cash Deed effective date of April 28, 2008, from Secretary of Housing and Urban Development of Washington, D.C., of record in Instrument No. 20080430-0043984, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is IMPROVED (__X__) unimproved (____) property, known as: **221 Pitts Avenue, Old Hickory, TN 37138**.

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 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/our hand(s) this **29th** day of **September, 2008.**

THOMAS W. GAUGER

LORI A. GAUGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **THOMAS W. GAUGER and LORI A. GAUGER, husband and wife,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **September, 2008.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09