NEW OWNER:

MICHAEL A. GAMMONS
4813 BIG HORNE DRIVE
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
COLDWELL BANKER MORTGAGE
3000 LEADENHALL ROAD
MOUNT LAUREL, NJ 08054

Map 065-13-0 Parcel 036.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
FILE NO: 02-0693

Davidson County DEEDWARR
Recvd: 07/16/02 14:55 3pgs
Fees:18.00 Taxes:314.50

20020716-0085664

D E E D

FOR AND IN CONSIDERATION of the sum of **Eighty-Five Thousand and 00/100 Dollars ($85,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ALVIN EUGENE WALKER** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **MICHAEL A. GAMMONS and wife, MILLIE GAMMONS, tenants by the entireties,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

> Land located in Davidson County, Tennessee, and being Lot No. 27 on the Plan of Sherwood Forest, Section I, as of record in Book 4175, page 153, Register's Office for Davidson County, Tennessee, described as follows:
>
> Said Lot No. 27 fronts 80 feet on the easterly side of Big Horn Drive and extends back 187.79 feet on the northerly line and 190.94 feet on the southerly line to a dead line and measures 68.10 feet thereon.
>
> Being the same property conveyed to ALVIN EUGENE WALKER, single, by deed from Johnson Homes, Inc., dated November 26, 1971, and of record in Book 4558, Page 546, Register's Office for Davidson County, Tennessee.
>
> This description is the same as in the prior deed.
>
> THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is

free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 4175, Page 153, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on or before two (2) weeks from date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

AND I, Wilma R. Walker, wife of the said Alvin Eugene Walker, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, as tenants by the entirety, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

WITNESS OUR SIGNATURE hereto this 12th day of July, 2002.

Alvin Eugene Walker
ALVIN EUGENE WALKER

Wilma R. Walker
WILMA R. WALKER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ALVIN EUGENE WALKER and wife, WILMA R. WALKER**, 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 office this 12th day of July, 2002.

NOTARY PUBLIC

My commission expires: 10/12/2003

****

The actual consideration or value, whichever is greater, for this transfer is **$85,000.00**.

AFFIANT

Sworn to and subscribed to before me this 12th day of July, 2002.

NOTARY PUBLIC

My commission expires: 10/12/2003