File #200320084

Davidson County DEEDWARR
Recvd: 03/24/03 09:32 2pgs
Fees:13.00 Taxes:462.50

20030324-0038199

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00.

David W. Evans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of March, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

MY COMM. EXP 10/22/05

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 2, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Walling Evans	New South Federal	Map: 142-1-A-43.00
(NAME) 8207 Sawyer Brown Rd.	(NAME) 2301 21st Avenue South, Suite 350	Parcel:
(ADDRESS) Nashville TN 37221	(ADDRESS) Nashville, TN 37212-4934	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, JERRY D. GATLIN, MARRIED, RON E. GATLIN, MARRIED AND SUSAN G. BRENT, MARRIED, HEIRS AT LAW OF SUE ANN GATLIN AND RON E. GATLIN, EXECUTOR OF THE ESTATE OF SUE ANN GATLIN, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto DAVID WALLING EVANS, A SINGLE PERSON, hereinafter called the GRANTEE, his 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 all of Unit No. G-3, together with the Carport designated No. G-3-C, on the Plan of River Plantation, Section One a Condominium, as shown by plat appearing of record in Plat Book 4460, Page 59, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Sue Ann Gatlin by Warranty Deed of record in Book 5303, Page 849, said Register's Office. The said Sue Ann Gatlin died testate, on September 29, 2002, devising said property to her three children Jerry D. Gatlin, Ron E. Gatlin and Susan G. Brent as evidenced by file # 02P-1927, Probate Court Clerk's Office for Davidson County, Tennessee.

Susan Gatlin, spouse of Jerry D. Gatlin, Lee Gatlin, spouse of Ron E. Gatlin, and Craig Brent, spouse of Susan G. Brent do not now nor have ever had any marital interest in the subject property.

This conveyance is subject to the following:
Master Deed of record in Book 4562, Page 474; By-Laws of record in Book 4562, Page 490 and, any and all matters as shown on plat of record in Plat Book 4460, Page 59; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 8207 Sawyer Brown Rd., Nashville, TN 37221
(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 GRANTEE, his heirs and assigns forever; and Grantors 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 20th day of March, 2003.

Jerry D Gatlin by Susan Brent his atty in fact
Jerry D. Gatlin by: Susan G. Brent, Attorney-in-fact

Ron E. Gatlin Individual

Susan G. Brent

EXECUTOR
Ron E. Gatlin, Executor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally Susan G. Brent who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of March, 2003.

Notary Public

My Commission Expires: 10/22/05

(SEAL)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Ron E. Gatlin, Executor of the Estate of Sue Ann Gatlin, who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged upon his oath to be the Executor of the Estate of Sue Ann Gatlin, the within named bargainor and that he as such Executor executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of March, 2003.

Notary Public

My Commission Expires: 10/22/05

(SEAL)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned Notary, personally appeared Ron E. Gatlin, Individually who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of March, 2003.

Notary Public

My Commission Expires: 10/22/05

(SEAL)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 20th day of March 2003, before me personally appeared Susan G. Brent, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Jerry D. Gatlin, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 20030324-0038198, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 20th day of March, 2003.

Notary Public

My Commission Expires: 10/22/05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
124 First Avenue South, Suite 2
Franklin, TN 37064