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Realty Title
07 48A

Davidson County DEEDWARR
Recvd: 06/17/03 15:04 1pgs
Fees:13.00 Taxes:329.30

20030617-0083499

RECORD AND RETURN TO:
GOBER TITLE & ESCROW
2740 OLD ELM HILL PIKE, SUITE 102
NASHVILLE, TN 37214

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 2003

Notary Public

MY COMMISSION EXPIRES:

TINA NICHOLS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 06-28-04 RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
GOBER TITLE & ESCROW, 2740 OLD ELM HILL PIKE, SUITE 102, NASHVILLE, TN 37214

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ed & Jami Cedras **1918 Eastland Ave.** **Nashville, TN 37206**	**SAME**	**83-06-381**

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

Laurel Gammon and wife, Regina Gammon

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edward & Jami Cedras and wife, Jami Cedras

HEREINAFTER CALLED THE GRANTEES, ***Their*** HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~CHEATHAM~~ DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 9 and the westerly 9.5 feet of Lot Number 8 on the Plan of the Map of McEwen Place, as of record in Book 332, Page 133, Register's Office for Davidson County, Tennessee.

Said Lot Number 9 and part of Lot Number 8 front together 59.5 feet on the southerly side of Eastland Avenue and runs back 138.4 feet on the westerly line and 139 feet more or less on the easterly line to an alley, measuring 39.5 feet thereon.

Being the same property conveyed to Laurel Gammon and Regina Gammon by deed dated June 7, 2002 of record as Instrument No. 20020612-0071672, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **1918 Eastland Avenue, Nashville, TN 37206**

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 ***does*** covenant with the said ***GRANTEES*** that we have 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 ***does*** 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 30th day of May, 2003

Laurel Gammon

Regina Gammon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laurel Gammon and wife, Regina Gammon, the ***bargainors*** 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 30th day of May, 2003.

Notary Public:

My commission expires:

TINA NICHOLS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 06-28-04 RUTHERFORD COUNTY, TENNESSEE