WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,000.00.

Andrew J. Gammon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER, 2003.

Denise Baker
Notary Public

MY COMMISSION EXPIRES: November 29, 2003

DENISE BAKER NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

Davidson County DEEDWARR
Recvd: 11/26/03 10:24 3pgs
Fees:18.00 Taxes:99.90
20031126-0171834

THIS INSTRUMENT WAS PREPARED BY
BOBBY D. DAVIS, ATTORNEY AT LAW, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
ANDREW J. GAMMON and wife, JESSIE GAMMON	~~SAME~~ 4753 KENNYSAW DR.	53-16-066
4753 Kennysaw DR	OLD HICKORY, TN	
Old Hickory TN 37138	37138	

FOR AND 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, **IVARENE ALLEN, as Executrix and Trustee for the Estate of Robert J. Cole** (HEREINAFTER CALLED THE "GRANTOR"), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW J. GAMMON AND WIFE, JESSIE GAMMON** (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:

A TRACT of land, being the southerly remainder of the Robert J. Cole and wife, Annie Louise Cole, as recorded in Deed Book 2811, page 571, situated in the 4th Civil District of Davidson County, Tennessee, and described according to an unrecorded survey by John D. McCormick-RLS # 674, Dated November 14, 2003, as follows:

BEGINNING at an iron pin in the northerly corner of Pitts Avenue, said point being the southwest corner of the John H. Garner property recorded in Deed Book 7627, page 281, and being the southeast corner of the property herein described; thence along the northerly margin of Pitts Avenue N 64° 38' 44" W a distance of 62.5 feet to an iron rod; thence N 28° 34' E a distance of 352.78 feet to an iron rod in the Lakewood Park Property; thence along the Lakewood Park Property S 63° 54' 19" E a distance of 62.3 feet to an iron rod; thence S 28° 32' 26" W a distance of 351.97 feet to the point of beginning and containing 0.504 acres, more or less.

BEING a portion of the same property conveyed to Robert J. Cole and wife, Annie Louise Cole, of record in Book 2811, page 571, Register's Office for Davidson County, Tennessee. The said Robert J. Cole and wife, Annie Louise Cole, having since deceased.

The parties hereby agree that the Grantor herein has full authority to convey and transfer the hereinabove described property without the consent of any other beneficiary and hereby warrants title to be good.

This deed is prepared solely on the basis of information furnished. No legal advice is being given to the parties hereto. The parties do hereby disclaim any knowledge or liability for claims that may be had by persons or entities other than the Grantor herein.

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 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 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 this 24th day of November, 2003.

GRANTOR:

Ivarene Allen

IVARENE ALLEN, as Executrix and Trustee for the Estate of Robert J. Cole

GRANTEES:

Andrew J. Gammon

ANDREW J. GAMMON

Jessie Gammon

JESSIE 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 **Ivarene Allen, as Executrix and Trustee for the Estate of Robert J. Cole**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 24th day of November, 2003.

Denise Baker

Notary Public

My Commission Expires: November 29, 2003

