This Instrument Was Prepared By:
Joe G. Bagwell, Attorney
8880 Cedar Springs Lane, Suite 105
Knoxville, TN 37923
2003070384

RETURN TO:
AMERICAN MORTGAGE CLOSERS
5110 MARYLAND WAY, STE 320
BRENTWOOD, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Otis Herring,** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Lisa Gresham, and husband, Robert Moses Gresham** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED LEGAL EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 25 day of November, 2003.

Davidson County DEEDWARR
Recvd: 12/02/03 13:34 3pgs
Fees:18.00 Taxes:647.50
20031202-0173172

Otis Herring

Otis Herring

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me personally appeared **Otis Herring** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution of the the same to be her/his/their free act and deed.

Witness my hand and official seal this 25 day of November, 2003.

Notary Public

My Commission Expires: 5.22.04

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
Williamson County, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$175,000.00**, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 25 day of November, 2003.

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
Williamson County TENN.

Notary Public

My Commission Expires: 5-22-04

Map and Parcel: 83-13-312.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Lisa Gresham & Robert Moses Gresham
310 South 15th Street
Nashville, Tennessee 37206

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 7 on the Map of L. T. Stevens Subdivision, of record in Book 547, Page 101, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Otis Herring by Warranty Deed from Shirley M. Yon, married, dated 08/16/02 and recorded 08/19/02 as instrument number 200208190099650, Register's Office for Davidson County, Tennessee. Further conveyed from Robert W. Rutherford by Quit Claim Deed to Shirley M. Yon dated 06/26/96 in Book 11622, Page 714. Said Register's Office.

Map and Parcel 83-13-312.00

Property also known as 310 South 15th Street
Nashville, TN 37206