FILE BOX 45

WARRANTY DEED

This instrument was prepared by:
Ashley N. Arnold
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
James R. Gatling	SAME	Map 51-4
809 Gallatin Pike		Parcel 128
Madison, Tennessee		
37115		

Davidson County DEEDWARR
Recvd: 08/17/04 14:46 2pgs
Fees:13.00 Taxes:795.50

20040817-0099433

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

James R Gatling
Affiant

Sworn to and subscribed before me this the 13th day of August, 2004.

Notary Public

My Commission Expires: 1/29/05

NOTARY PUBLIC DAVIDSON COUNTY TENN PATRICIA NICHOLLS

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Gayron C. Lytle, being one and the same as Moe Lytle, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto James R. Gatling, and wife, Pamela C. Gatling, hereinafter referred to as Grantee, his successors 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 the south part of Lot No. 16, Block B on the Revised Plan of Power & Roth's Madison Park Subdivision, as of record in Book 843, Page 7, Register's office for said County, together with a portion of an abandoned roadway and shown on and described according to a survey made August 12, 1963 by Wm. Collier Parrish Associates, Civil Engineers, as follows:

Said part of Lot No. 16 and abandoned roadway fronts 55.1 feet on the easterly side of Gallatin Road, as now widened and located, and extends back between lines, 230.45 feet on the north line and 230.8 feet on the south line to a dead line in the rear on which it measures 54.3 feet.

Being the same property conveyed to Moe Lytle by deed from John U. Wilson and wife, Sadye T. Wilson of record in Book 6931, Page 299, Register's Office for Davidson County, Tennessee. Moe Lytle, being one and the same person as Gayron C. Lytle.

This conveyance is subject to easement of record in Book 3371, Page 406, said Register's Office, front set-back described in Book 3926, Page 400, said Register's Office, and 2004 Metro taxes which have been prorated and assumed by Grantee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This improved property, known as 809 Gallatin Pike, South, Madison, Tennessee 37115.

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 successors and assigns forever, and the said 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.

AND the said Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 4th day of August, 2004.

Gayron C. Lytle, being one and the same as Moe Lytle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, Gayron C. Lytle, a single person, being one and the same as Moe Lytle, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal, on this the 4 day of Aug, 2004.

Notary Public

STEPHEN KOUNTZMAN NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires April 15, 2007

My Commission Expires: