Box 5

# WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of November, 2004.

Notary Public

My commission expires:

(AFFIX SEAL)

J. WAYNE THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 24, 2005

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **David B. Fish** | CUNA Mutual Mortgage Corp. | **119-13-149** |
| **525 Timmons Street** | 2908 Marketplace Dr. #100 | |
| **Nashville, TN 37211** | Madison, WI 53719 | |

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, I,

**Ruth W. Gammon, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**David B. Fish, unmarried**

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:

**LAND in Davidson County, Tennessee, being part of a certain lot marked "Reserved" and lying North of Lot No. 15 on the Map of H. G. McNabb's Subdivision, as of record in Book 1130, Page 64, Register's Office for Davidson County, Tennessee.**

**SAID Lot fronts 80 feet on the southerly side of Timmons Street and runs back between parallel lines 176 feet, the westerly line running back with the easterly margin of Lot Nos. 16, 17 and 18 to the northerly margin of Lot No. 15, measuring 71 feet thereon.**

**BEING the same property conveyed to James E. Gammon, Sr. and wife, Ruth E. Gammon, by Deed from David M. Adams and wife, Jeri S. Adams, of record in Book 5274, Page 112, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of record in Book 5468, Page 376, said Register's Office. The said property was further conveyed to Ruth W. Gammon, by Quitclaim Deed from Kate W. Smith, Trustee, of record in Book 5554, Page 88, Register's Office for Davidson County, Tennessee.**

**THE said Ruth E. Gammon and Ruth W. Gammon are one and the same person.**

**This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been paid by the Grantor(s) herein.**

This is Improved (X) Unimproved (____) property, known as: **525 Timmons Street, Nashville, TN 37211**

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 convenant 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 my/our hand(s) this **15th** day of **November, 2004.**

Ruth W. Gammon

Davidson County DEEDWARR
Recvd: 11/16/04 11:14 2pgs
Fees:13.00 Taxes:333.00

20041116-0137389

**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 **Ruth W. Gammon,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **November, 2004.**

**Notary Public**

JOHN T. COOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

**My Commission Expires:** 4/10/05

Comm. Expires 04/10/05