Davidson County DEEDWARR
Recvd: 01/03/05 10:25 2 pgs
Fees:13.00 Taxes:305.07
20050103-0000276

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030
File No.: 24C-12042

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $82,450.00.

Affiant

Sworn to and subscribed before me on this the 30th day of December, 2004.

NOTARY PUBLIC
My Commission Expires: 06/14/05

MARY V. BROOKS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

MORTGAGEE:

Option One Mortgage
1600 Parkwood Circle, SE, #615
Atlanta, GA 30339

Address New Owner:	Send Tax Bills to:	Map-Parcel
Ms. Anita Louise Perry	Same as Owner	119-13-0 148.00
523 Timmons Drive		
Nashville, TN 37211-2346		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **THOMAS LEE GAMMON, unmarried**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **ANITA LOUISE PERRY, unmarried**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being the Easterly part of a certain lot marked "Reserved" and lying North of Lot 21 on the Map of H. G. McNabb's Subdivision as of record in Book 1130, Page 64, RODC, TN. Said lot herein conveyed fronts 75 feet on the Southerly side of Timmons Street and extends back 176 feet to the Northerly margin of Lot No. 21 measuring 71 feet thereon.

BEING the same property conveyed to THOMAS LEE GAMMON, unmarried by Deed dated August 7, 2002, and executed by PAUL E. RUCKER and recorded as Instrument No. 20020809-0096435, said Register's Office.

This is improved property known as 523 Timmons Drive, Nashville, TN 37211-2345.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 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 the 30th day of December, 2004, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Thomas Lee Gammon

THOMAS LEE GAMMON

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, THOMAS LEE GAMMON, unmarried, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 30th day of December, 2004.

Mary V. Brooks

NOTARY PUBLIC

My Commission Expires: 06/14/05

MARY V. BROOKS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.