Bk 48 A

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy.
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $75,000.00

Affiant

Subscribed and sworn to before me, this 28 day of FEBRUARY, 2005.

Notary Public
My commission expires: 11-27-2006

ROBBIN TEASLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

15-0502-150155

Address of New Owner:	Send Tax Bills to:	Tax Information
Ronald L. Gabriel 1805 Marsden Ave. Nashville TN 37216	Ron Gabriel 4376 Baton Rouge Drive Hermitage, TN 37076	072-12-0 158.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Catherine L. Ballew, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Ronald L. Gabriel, married**, and **Thomas Ray Vick, Sr., married**, hereinafter called the Grantees, their 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 Lot No. 220, on the Plan of Section Two, Burchwood Gardens, of record in Plat Book 2900, Page 66, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Walter Charles Ballew and wife, Catherine T. Ballew, by deed, dated 07/08/71, from Howard C. Young, Jr. and wife, Mary K. Young, of record in Book 4520, Page 936, said Register's Office. Walter Charles Ballew having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1805 Marsden Ave., Nashville, TN 37216

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 03/02/05 11:33 2 pg
Fees:13.00 Taxes:277.50

20050302-0022945

WITNESS my hand this 28 day of February, 2005.

Catherine L. Ballew

Catherine L. Ballew

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Catherine L. Ballew, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 28 day of February, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

