PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 27 day of May, 2005, by and between NATALIE V. TIMMONS, UNMARRIED, hereinafter called Grantor, and NELSON ARTHUR GANN, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, NATALIE V. TIMMONS, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto NELSON ARTHUR GANN, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2106 GENEIVA DRIVE, NASHVILLE, TENNESSEE 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of the duly authorized official of Grantor on the day and year first above written.

Natalie V. Timmons
NATALIE V. TIMMONS
Signature of Seller

Davidson County DEEDWARR
Recvd: 06/01/05 14:54 3 pgs
Fees:18.00 Taxes:352.43
20050601-0061837

Return to:
Jack Case Wilson Title Assoc.
7100 Executive Center Drive
Suite 150
Brentwood, TN 37027
D-0527

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, NATALIE V. TIMMONS, UNMARRIED, the within named 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, at Madison, Tennessee, this 27th day of May, 2005.

Notary Public

My Commission Expires: 01/24/09

Name and Address of Property Owner:

NELSON ARTHUR GANN

2106 GENEIVA DRIVE
NASHVILLE, TENNESSEE 37216

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Property Address:

2106 GENEIVA DRIVE
NASHVILLE, TENNESSEE 37216

Person Responsible for Taxes:

Map & Parcel #: MAP 72-8, PARCEL 78

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$95250** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 27th day of **May, 2005.**

Notary Public

My Commission Expires: 1-24-09

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-7618

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 12 on the Plat of Geneiva Heights of record in Plat Book 2083, page 65, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to NATALIE V. TIMMONS, UNMARRIED, by Warranty Deed from 2106 TRAVIS TRUST, JIM DEVAULT, TST, of record in INSTRUMENT NO. 20010404-0032900, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 72-8, PARCEL 78).

2. All matters as set forth on the Plan of Geneiva Heights, of record in Plat Book 2083, page 65, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon, including, but not limited to:

a. 10 Foot Public Utility Easement at rear of lot.

b. 70 Foot Minimum Setback Line from Geneiva Drive.