WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS: $ 146,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF MAY, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00678CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Joyce A. Gumz and David t. Gumz	JPMorgan Chase Bank, NA	MAP:
723 Tobylynn Drive	1901 Roxborough Rd., Roxborough Bldg406	Parcel:161-06-0 211.00
Nashville,, TN 37211	Charlotte, NC 28211	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROY NEWSOM, JR., A MARRIED MAN

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

JOYCE A. GUMZ AND HUSBAND, DAVID T. GUMZ

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 723 Tobylynn Drive, 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 Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 16th day of May, 2005.

Roy Newsom, Jr.

Davidson County DEEDWARR
Recvd: 05/03/05 09:01 2 pgs
Fees:13.00 Taxes:542.05
20050603-0062964

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, ROY NEWSOM, JR., the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 16th day of May, 2005.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

SITUATE IN THE 6TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING LOT NO. 157 ON THE PLAN OF SECTION TWO, HUNTINGTON PARK AS OF RECORD IN BOOK 4175, PAGE 108, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 157 FRONTS 84.00 FEET ON THE SOUTHWESTERLY MARGIN OF TOBYLYNN DRIVE AND EXTENDS BACK 132.75 FEET ON THE NORTHWESTERLY LINE AND 127.65 FEET ON THE SOUTHEASTERLY LINE, TO A DEAD LINE IN THE REAR, MEASURING 92.65 FEET.

BEING THE SAME PROPERTY CONVEYED TO ROY NEWSOM, JR. BY SUCCESSOR TRUSTEE'S DEED FROM PHILIP M. KLEINSMITH, TRUSTEE, RECORDED ON MAY 27, 2004 IN INSTRUMENT NO. 20040527-0062355, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ROY NEWSOM, JR. IS MARRIED. SINCE THIS IS AN INVESTMENT PROPERTY, HIS WIFE IS NOT REQUIRED TO SIGN.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.