WARRANTY DEED

LYNDA L. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF October 2005

Notary Public

MY COMMISSION EXPIRES: 5-21-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bragg, Mansfield, & Stegall, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Nash (NAME)	~~Mortgage Company of America~~ Same as Owner (NAME)	MAP
1029 Gateway Lane (ADDRESS)	~~3416 21st Avenue, So., Suite 202~~ (ADDRESS)	131-16-0-067.00
Nashville, TN 37220 (CITY) (STATE) (ZIP)	~~Nashville, TN 37212~~ (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Gayle C. Nash and husband, Ken Nash

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory Nash, 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, and being all of Lot No. 26, part of Overton Lea Estates, Gateway Acres, Second Addition, as shown on survey and plat of same appearing of record in Book 1424, page 83, Register's Office for Davidson County, Tennessee, to which plat reference is herein made for a more complete and accurate description of said lot.

Being the same property conveyed to Gayle C. Nash and husband, Ken Nash, by deed from Gregory Nash, as shown of record as Instrument #20051011-0122406, Register's Office for Davidson County, Tennessee. For prior information, being the same property conveyed to Gayle C. Nash and husband, Ken Nash, and Gregory Nash, by deed from Gayle C. Nash a/k/a Gayle Castlemen Nash, as shown of record as Instrument #20050927-0116162, Register's Office for Davidson County, Tennessee. For prior information, being the same property convyed to Gayle C. Nash, by affidavit of heirship from Gayle C. Nash, affiant, as shown of record as Instrument #20050120-0007528, Register's Office for Davidson County, Tennessee. For more information, being the same property conveyed to Gayle Castleman Nash, by affidavit of heirship from Kathy J. Byers, as shown of record as Instrument #20050526-0059448, Register's Office for said County.

This conveyance is subject to restrictive covenants of record in Book 1066, page 402, and Book 1683, page 350, Register's Office for Davidson County, Tennessee. This conveyance is also subject to a sewer easement of record in Book 6605, page 257, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 1029 Gateway Lane, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 our hand s this 12th day of October, 2005

Gayle C. Nash
Gayle C. Nash

Ken Nash
Ken Nash

Davidson County DEEDWARR
Recvd: 10/14/05 09:09 2 pgs
Fees:13.00 Taxes:2035.00

20051014-0123846

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gayle C. Nash and husband, Ken Nash

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Murfreesboro, Tennessee, this 12th day of October, 2005.

Commission expires 5-21-07

Notary Public

LYNDA L. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public