Box 13
#11110

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY		
Ronald K. Nevin, Attorney at Law, 404 James Robertson Pkwy, 1850 Parkway Towers, Nashville, TN 37219		
NAME/ADDRESS/PROPERTY OWNER:	PROPERTY TAXES TO:	MAP-PARCEL
Sterling Gipson	Sterling Gipson	
2514 A&B Glenrose Ave.	SAME	119-07-121
Nashville, Tennessee 37211		

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

Davidson County DEEDWARR
Recvd: 03/20/06 14:14 2 pgs
Fees:13.00 Taxes:388.50
20060320-0031785

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
-THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

(Affiant)
SUBSCRIBED AND SWORN TO BEFORE ME BEFORE ME THIS 2nd DAY OF March 2006.

LaTrece McAdoo
Notary Public
MY COMMISSION EXPIRES: 5/28/06
(affix seal)

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH BY THESE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS ACKNOWLEDGED, I, JOEL KEN MALLARD, UNMARRIED BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STERLING GIPSON, UNMARRIED HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee; being Lot No. 2 on the Plan of Glenrose Acres (Resubdivision of lots 1 & 3), as of record in Book 3842, page 149, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Dianne E. Mallard, an unmarried woman, by deed recorded as Instrument No. 20040405-0038258, the said Dianne E. Mallard having since died, the Will of Dianne E. Mallard of record in Docket No. 05P1695, Davidson County Probate Clerk's Office devised subject property to Joel Ken Mallard.

THIS IS THE SAME DESCRIPTION AS USED IN PREVIOUS DEED OF RECORD.

This is improved (X) property, known as 2514 A & B Glenrose Avenue, Nashville, Tennessee 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 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS my Hand This 2nd day of March, 2006.

Joel Ken Mallard 3/2/06

JOEL KEN MALLARD

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for County and State, the within named, Joel Ken Mallard, the grantor, 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 Nashville, Tennessee, this 2nd day of March, 2006.

Toni Barrett

NOTARY PUBLIC

TONI BARRETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5-24-08