Davidson County DEEDWARR
Recvd: 04/07/06 10:22 2 pgs
Fees:13.00 Taxes:203.50
20060407-0040265

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 $55,000.00

Gail Marshall
Affiant

Subscribed and sworn to before me, this 4th day of April, 2006.

Notary Public
My commission expires: 1-26-08

15-0603-150677

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark Hamilton	Mark Hamilton	053-16-0-011.00
127 Ray Avenue	127 Ray Avenue	
Old Hickory TN 37138	Old Hickory, TN 37138	

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, Gary W. Gann, Executor of the Estate of Bobbie J. Gann, deceased, Gary W. Gann, Gina C. Gann and Glenda G. Gann, devisees of the Last Will and Testament of Bobbie J. Gann, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mark Hamilton, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows: to- wit:

Being the westerly one-half of Lot No. 10 on the Map of Hays Subdivision. Said part of said lot fronts 175 feet on the northerly margin of Ray Avenue and extends back between parallel lines 60 feet to a dead line.

Being the same property conveyed to Charles E. Gann and wife, Bobbie Jean Gann by deed from Administrator of Veteran's Affairs, dated 6-21-73, of record in Book 4721, Page 961, Register's Office for County, Tennessee. Charles E. Gann and wife, Bobbie Jean Gann having since died. Charles E. Gann having predeceased Bobbie Jean Gann. The Estate of Bobbie Jean Gann is being probated in the Davidson County Probate Court, Docket #05P-1767. Pursuant to Last Will and Testament of Bobbie Jean Gann of record in Instrument No. 20066139-2123062, subject property is vested in Gary W. Gann, Gina C. Gann, and Glenda G. Gann, devisees of the Last Will and Testament of Bobbi J. Gann, deceased.

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 127 Ray Avenue, Old Hickory, TN 37138

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our 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.

WITNESS my hand this 4th day of April, 2006.

Gary W. Gann

Gary W. Gann, Executor of the Estate
Of Bobbie J. Gann

Gina C. Gann

Glenda G. Gann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gary W. Gann, Gina C. Gann and Glenda G. Gann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 4th day of April, 2006.

State of Tennessee at Large

My Commission expires 1-26-08

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gary W. Gann, Executor of the Estate of Bobbie J. Gann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 4th day of April, 2006.

State of Tennessee at Large

My Commission expires 1-26-08