Davidson County DEEDWARR
Recvd: 05/31/06 13:00 4 pgs
Fees:23.00 Taxes:286.75
20060531-0063817

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NO.
Gigi Gaskins **2112 15th Avenue South** **Nashville, TN 37212**	**Same**	**Map 105-7 Group 211.00**

This instrument prepared by: **Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Charles DeBray, married and Bob Bass, married** (The "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Gigi Gaskins, unmarried** (The "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See attached Exhibit A

This is improved property commonly known as 518 Hamilton Avenue, Nashville, Tennessee 37203.

This conveyance is subject to the following:

1. County taxes for the year 2006 and thereafter not yet due and payable.
2. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $77,500.00.

Affiant

Subscribed and sworn to before me this 24TH day of May, 2006.

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES 07/19/08

Notary Public

My commission Expires:

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $77,500.00.

_____
Affiant

Subscribed and sworn to before me this _____ day of May, 2006.

_____
Notary Public

My Commission Expires:_____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 26TH of May, 2006.

Bob Bass

Bob Bass

Charles DeBray

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26TH day of May, 2006 before me personally appeared Charles DeBray and Bob Bass, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 26TH day of May, 2006.

Joseph V. Ferrelli

Notary Public

My Commission Expires: _____

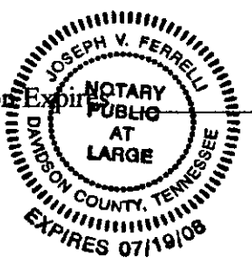


EXHIBIT A

BEING PART OF LOT NO. 2 ON THE MAP OF HAMILTON'S SUBDIVISION, AS OF RECORD IN BOOK i, PAGE 97, COUNTY COURT OF SAID COUNTY, BEING LOTS 10 AND 11 ON THE UNRECORDED SUBDIVISION OF SAID LOT NO. 2.

ACCORDING TO THE SURVEY MADE BY W.B. SOUTHGATE, SURVEYOR, ON MAY 8, 1940, SAID LOTS 10 AND 11 FRONT TOGETHER 100 FEET ON THE NORTHERLY SIDE OF HAMILTON AVENUE IN THE CITY OF NASHVILLE, TENNESSEE, AND RUN BACK BETWEEN PARALLEL LINES, PARALLEL WITH AND 150 FEET EAST OF THE EASTERLY MARGIN OF PILLOW STREET, 167.5 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO CHARLES DEBRAY AND BOB BASS BY WARRANTY DEED FROM PEGGY D. MATHES, ADMINISTRATOR OF THE ESTATE OF DURAR A. AMER, RECORDED ON THE 5TH DAY OF MAY, 2005 IN INSTRUMENT NO. 20050505-0050337, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.