WARRANTY DEED

G-VMG-06-517

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Gamble Jr.	Robert J. Gamble Jr. (NAME)	
517 Broadmoor Drive (ADDRESS)	517 Broadmoor Drive (ADDRESS)	61-6-12.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville TN 37210 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ESTATE OF ANNIE F. BLACKFORD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT J. GAMBLE JR., hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 154 ON THE PLAN OF GRA-MAR ACRES, SECTION SIX, AS OF RECORD IN BOOK 2331, PAGE 43, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RICHARD W. BLACKFORD AND WIFE, ANNIE F. BLACKFORD BY WARRANTY DEED FROM SWEENEY-CLARK REALTY COMPANY, RECORDED ON THE 17TH DAY OF AUGUST, 1955 IN DEED BOOK 2445, PAGE 599, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID RICHARD W. BLACKFORD HAVING PREDECEASED ANNIE F. BLACKFORD. SAID JOAN BLACKFORD MARSHALL AS EXECUTRIX OF THE ESTATE OF ANNIE F. BLACKFORD HAS THE FULL POWER TO SALE AND CONVEY SUBJECT PROPERTY WITHOUT JOINDER OF ANY BENEFICIARY AS SET OUT IN DOCKET NUMBER 05P-1791, PROBATE COURT FOR DAVIDSON COUNTY, TENNESEE.

THIS CONVEYANCE IS SUBJECT TO A) 2006 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 2331, PAGE43, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 517 Broadmoor Drive, Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 29th day of June, 2006.

Estate of Annie F. Blackford

By: Joan Blackford Marshall, Executrix
Joan Blackford Marshall, Executrix

Davidson County DEEDWARR
Recvd: 07/07/06 08:30 2 pgs
Fees:13.00 Taxes:619.75

20060707-0081404

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Estate of Annie F. Blackford by Joan Blackford Marshall, Executrix, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of June, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903