This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 07/10/06 14:07 2 pgs
Fees:13.00 Taxes:647.50

20060710-0082537

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of June, 2006, by and between Norbert J. Kiefer and wife, Phyllis Kiefer, a married couple, parties of the first part, and J. David Gamble, an unmarried man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 48 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, Page 130, Register's Office for said County.

Said Lot No. 48 fronts 50 feet on the easterly side of South 17th Street and runs back between parallel lines with the northerly margin of an alley, 150 feet to an alley in the rear.

Being all or part of the same property conveyed to Nobert J. Kiefer and wife, Phyllis Kiefer by virtue of that certain Warranty Deed dated March 24, 1998, at Instrument No. Book 10866, Page 674, re-recorded in Instrument No. 20020820-01000545, corrected in Instrument No. 20021204-0149025 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Instrument No. 20040423-0046390, modified in Instrument No. 20050526-0059623 and 20051213-0149722 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

for Norbert J.K.

Norbert J. Kiefer

Phyllis Kiefer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, John Kiefer and Phyllis Kiefer, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Memorie K White
Notary Public

My Commission Expires: _____



Property Owner & Address: J. David Gamble

Tax Parcel No 083-14-0 311.00

Property Address: 405 South 17th Street
Nashville, TN 37206

OWNER AT:
MAIL TAX
BILLS TO: 405 South 17th St
Nashville, TN 37206

Firm File #: 20060523

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $175,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

J. David Gamble
AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of June, 2006.

Memorie K White
Notary Public

My Commission Expires:_____

