WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 600

Charles E. Gammons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Andy Baker
12 S. 14th St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marie J. Crague (NAME)	(NAME)	
149 Robinhood Cr (ADDRESS)	SAME (ADDRESS)	
Hendersonville TN 37075 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	**083-13-308.00**

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **Charles E. Gammons,** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO BY THESE PRESENTS DO TRANSFERAND CONVEY UNTO **Marie J. Crague** HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE MAP OF L. T. STEVENS' SUBDIVISION OF LOTS IN LINDSLEY HOME PLACE, AS OF RECORD IN BOOK 547, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 3 FRONTS 45 FEET ON THE WESTERLY SIDE OF 15TH STREET AND RUNS BACK BETWEEN PARALLEL LINES 138 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO TURNER D. NICHOLSON AND CHARLES E. GAMMONS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY DEED FROM JOHN E. DILLARD AND WIFE, HELLEN M. DILLARD, IN BOOK 4329, PAGE 92; SAID REGISTER'S OFFICE. THE SAID TURNER D. NICHOLSON HAS SINCE DIED, LEAVING CHARLES E. GAMMONS AS SOLE SURVIVING JOINT TENANT.

THIS CONEVEYANCE IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

Unimproved ( )

This is improved (X) property, known as **302 S 15TH STREET, NASHVILLE, TN 37206**
(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), there heirs and assigns forever: and we do covenant with the said GRANTEE(S) that we are lawful seized and possessed of said land if 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), there heirs and assigns against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plura , the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand (s) this 16th day of August, 2006.

Charles E. Gammons
CHARLES E. GAMMONS

Davidson County DEEDWARR
Recvd: 08/17/06 10:07 2 pgs
Fees:13.00 Taxes:2.22

20060817-0101402

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles E. Gammons**, the within named bargainer, 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, at office, this 16th day of August, 2006.

Notary Public
My Commission Expires: 12-6-08

(SEAL)