Davidson County DEEDWARR
Recvd: 08/23/06 09:35 2 pgs
Fees:13.00 Taxes:508.75

20060823-0103688

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $137,500.00

Affiant

Subscribed and sworn to before me, this 21 day of August, 2006.

Notary Public
My commission expires: 6-22-09

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

05-0607-63021

Address of New Owner:	Send Tax Bills to:	Tax Information
Brent Gambrell 536 Upsall Drive Antioch TN 37013	JP Morgan Chase, N.A. c/o Chase Home Finance P.O. Box 572405 Murray, UT 84157	163-11-0-C-020.00CO

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, Ellen D. Kellum, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brent Gambrell, unmarried, hereinafter called the Grantees, their successors and assigns, a 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. 20, on the Revised Plan of Bell Forge Village III, Section Five, of record in Book 6900, Page 632, Register's Office for said County, and amended in Book 7524, Page 552 said Register's Office, to which plan reference is hereby made for a more complete description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.
>
> Being the same property conveyed to Murry E. Kellum and wife, Ellen D. Kellum by deed from Randell Phillips Builders, Inc., dated 11-18-88, recorded 11-21-88, of record in Book 7708, Page 476, Register's Office for Davidson County, Tennessee. Murry E. Kellum having since died on September 30, 1990.
>
> 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 536 Upsall Drive, Antioch, TN 37013

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 22nd day of August, 2006.

Ellen D Kellum

Ellen D. Kellum

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ellen D. Kellum, 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 Hendersonville, TN, this 22nd day of August, 2006.

Angela A. Ramsey

State of Tennessee at Large

My Commission expires

5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010