03

Realty Title Box 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and sworn to before me this 23rd day of August, 2006.

Notary Public
My commission expires: 7/24/2010

KAREN COLBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 09/05/06 09:54 2 pgs
Fees:13.00 Taxes:333.00

20060905-0108954

03-0607-33939

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jackie Zigelsky 6108 Montcrest Drive Nashville, TN 37215	New Owner	147-10-0-216.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Frances Ruth Gaddis**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Jackie Zigelsky**, 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. 1 and 2, on the Plan of Section Two, B. J. Homebuilders Subdivision, of record in Instrument No. 20020624-0075606, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Frances Ruth Gaddis by Quitclaim Deed from B. J. Homebuilders, Inc., dated July 8, 2002, recorded July 11, 2002, of record in Instrument No. 20020711-0083696, Register's Office for Davidson County, Tennessee.

Subject property is not now, and never has been the residence of the grantor.

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 unimproved property known as 5036 and 5038 Edmondson Pike, Nashville, TN 37211

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. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does 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 23rd day of August, 2006.

Frances Ruth Gaddis

Frances Ruth Gaddis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Frances Ruth Gaddis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 23rd day of August, 2006.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN