This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Gamo Partners, a TN General Partnership
9028 Mayfield Court
Brentwood, TN 37027

SEND TAX BILL TO:
Owner

MAP **117-12**
GROUP
PARCEL **131**

MORTGAGEE:
New Owner

Davidson County DEEDWARR
Recvd: 10/31/06 09:31 2 pgs
Fees:13.00 Taxes:1683.50
20061031-0134757

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James M. Todd, IV, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Gamo Partners, a Tennessee General Partnership**, hereinafter called the GRANTEE, its 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. 12 and the easterly one-half of Lot No. 13 of Block "B" on the plan of Galecrest Subdivision No. 2, as of record in Book 843, page 30, Register's Office, Davidson County, Tennessee.

Said Lot No. 12 and the easterly part of Lot No. 13 front together 112 1/2 feet on the southerly side of Clairmont Place and runs back 132.4 feet on the easterly line and 181.05 feet more or less, on the westerly line to a dead line measuring 112 1/2 feet thereon.

Being the same property conveyed to James M. Todd, IV and wife, Barbara A. Todd* by Quitclaim Deed from James M. Todd, IV of record in Book 11343, page 662, Register's Office for Davidson County, Tennessee.

*Barbara A. Todd has since died.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **1489 Clairmont Place, Nashville, Tennessee 37215.**

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, its successors and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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.

*Nelda Todd, spouse of James M. Todd, IV, hereby joins in this conveyance transferring all her right, title, and interest in said property, marital or otherwise.

WITNESS our hands this the **27th** day of **October, 2006.**

James M. Todd, IV

Nelda Todd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James M. Todd, IV and wife, Nelda Todd**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of October, 2006.

NOTARY PUBLIC

REBECCA T. GARLAND
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is ~~greater~~, for this transfer is $455,000.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of October, 2006.

NOTARY PUBLIC

CHRISTINE L. LUND
NOTARY PUBLIC
STATE OF TENNESSEE
Exp. 8/9/09
SUMNER COUNTY, TENN.

My Commission Expires: