Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $115,000.00

JENIFER L. WISE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Affiant

Subscribed and sworn to before me, this 16th day of February, 2007.

Notary Public
My commission expires: 05/03/2010

15-0701-150972

Address of New Owner:	Send Tax Bills to:	Tax Information
Hope H. Hamblen	Bank of America	052-13-0B-230.00
2540 Sonar Street	9000 Southside Blvd.	
Nashville TN 37214	Jacksonville, FL 32256	

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, Wally S. Gazda, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Hope H. Hamblen, 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. 37, on the Plan of River Glen, Phase V, Section 1, of record in Instrument No. 20030328-0040585, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wally S. Gazda by deed from NVR, Inc., a Virginia Corporation Trading as Fox Ridge Homes, dated March 24, 2003, recorded March 28, 2003, of record in Instrument No. 20030328-0040585, Register's Office for Davidson County, Tennessee.

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.

Kathleen Gazda, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This property is improved property known as 2540 Sonar Street, Nashville, TN 37214

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.

Davidson County DEEDWARR
Recvd: 02/20/07 13:30 2 pgs
Fees:13.00 Taxes:425.50
20070220-0020801

WITNESS my hand this 16th day of February, 2007.

Wally S. Gazda

Kathleen Gazda

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wally S. Gazda and Kathleen Gazda, 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 Nashville, TN, this 16th day of February, 2007.

JENNIFER WISE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee at Large

My Commission expires:

05/03/2010