WARRANTY DEED

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 04/24/07 13:58 2 pgs
Fees:13.00 Taxes:980.50
20070424-0048857

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$265,000.00.**

Affiant

Subscribed and sworn to before me this 23 day of April, 2007

Notary Public
My Commission expires: 8-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Gabriel J. Sterling	Home Loan Center	103-03-0-250.00
4805 Nebraska Avenue	163 Technology Dr.	
Nashville, TN 37209	Irvine, CA 92618	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Estate of Jewell Davis Slaughter**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Gabriel J. Sterling and Julie Anne Sterling, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 3 and the west 2 feet of Lot No. 2, Block 20 on the plan of Sylvan Park, of record in Book 332, page 104, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot and part of said lot adjoin and front together 52 feet on the south side of Nebraska Avenue and run back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Jewell B. Davis, by deed from William H. Dennis and wife, Beverly S. Dennis, on January 7, 1974, of record in Book 4779, page 511, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jewell B. Davis, by deed from William H. Dennis and wife, Beverly S. Dennis, on January 7, 1974, of record in Book 4779, page 511, Register's Office for Davidson County, Tennessee. JEWEL B. DAVIS N/K/A/ JEWEL B. DAVIS SLAUGHTER is now deceased and by Last Will and Testament of record as Instrument No. 6258/2181010, Probate Clerks office for Davidson County, Tennessee, devised said property to REBA FAY COFFMAN, JAMES LEWIS BAKER AND BOBBY EUGENE BAKER.

Jewell B. Davis, Jewell Wilma Slaughter and Jewell Davis Slaughter is one and the same person.

This is improved property known as: **4805 Nebraska Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 23, 2007.

Estate of Jewell Davis Slaughter

By James L. Baker, individually and as Executor of Estate

Reba Fay Coffman

Bobby Eugene Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James Lewis Baker*, Reba Fay Coffman, and Bobby Eugene Baker** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 23, 2007

My commission expires 8-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

*Acknowledged Individually and as Executor of the Estate.