WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/08/07 09:39 2 pgs
Fees:13.00 Taxes:125.80
20070508-0055112

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $34,000.00

Affiant

Subscribed and sworn to before me this 4th day of May, 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:
Jake Sogga	SAME	092-04-0-034.00
4004 Dakota Avenue		
Nashville, TN 37209		

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, **Emma Mae Gunn, Trustee of the Emma Mae Gunn Revocable Living Trust Agreement dated Aug 17, 2000**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jake Sogga**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the westerly 10 feet of Lot No. 190 and the easterly 20 feet of Lot No. 191 on the plan of Harding's Second Addition to Nashville, of record in Book 21, page 58, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of said lots front together 30 feet on the northerly side of Phillips Street and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to L.J. Gunn and wife, Emma Gunn, by deed from Jennie Patience Duncan Wilkins and husband, Clarence D. Wilkins, on June 21, 1965, of record in Book 3905, page 300, Register's Office for Davidson County, Tennessee. The said L.J. Gunn having died, leaving said property to Emma Gunn by right of survivorship. And further conveyed to Emma Mae Gunn, Trustee of the Emma Mae Gunn Revocable Living Trust Agreement dated Aug 17, 2000, by Quitclaim from Emma Gunn of record in Instrument Number 20000818-0081808, said Register's Office.

Emma Gunn and Emma Mae Gunn are one in the same person.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 21, page 58, Register's Office Davidson County, Tennessee.

This is improved property known as: **1412 Phillips Street, Nashville, TN 37208**

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 May 4, 2007.

Emma Mae Gunn Revocable Living Trust

Emma M Gunn
By Emma Mae Gunn, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 4th day of May, 2007, before me, appeared Emma Mae Gunn to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the Trustee of the Emma Mae Gunn Revocable Living Trust and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Emma Mae Gunn acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

9-22-07

