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

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Cherie Gigandet
413 Lockland Avenue
Nashville, Tennessee 37206

MORTGAGEE:
America's Wholesale Lender
P. O. Box 10212
Van Nuys, CA 91410

Davidson County DEEDWARR
Recvd: 05/08/07 15:00 2 pgs
Fees:13.00 Taxes:699.30
20070508-0055362

SEND TAX BILL TO:
Owner

MAP 83-10
GROUP
PARCEL 72

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, **Douglas Hall and wife, Kathy Hall,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Cherie Gigandet, unmarried** hereinafter called the GRANTEE, her heirs 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. 150 and151 on the Map of McEwen Place, of record in Plat Book 332, page 133, Register's Office, Davidson County, Tennessee.

Said Lots Nos. 150 and 151 front together 60 feet on the easterly side of Lockland Drive (formerly Allen Street) and run back between parallel lines 128 feet to an alley in the rear.

Being the same property conveyed to Douglas Hall and wife, Kathy Hall by deed from Sarah M. Barnette of record in Book 11451, page 137, Register's Office for Davidson County, Tennessee.

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.

Douglas Hall and Douglas B. Hall being one and the same person.

This is **improved** property known as **413 Lockland Avenue, Nashville, Tennessee 37206.**

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, her heirs 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 her 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 our hands this the **4th** day of **May, 2007.**

Douglas Hall

Kathy Hall

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Douglas Hall and wife, Kathy Hall**, 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 4th day of May, 2007.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/21/2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $189,000.00.

AFFIANT

Subscribed and sworn to before me on this 4th day of May, 2007.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/21/2007