THIS INSTRUMENT PREPARED BY:
Bluegrass Title & Escrow, Inc.
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 06/15/07 16:15 3 pgs
Fees:18.00 Taxes:27.75
20070615-0072115

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
GEORGE GANAWAY 2005 Breckenridge Dr. Mt. Juliet, TN 37122	SAME	81-15-316

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Steve Ganaway, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto George Ganaway, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT A

This is improved property known as: 1732 Knowles Street, Nashville, Tennessee 37208.

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 12th day of June, 2007.

STEVE GANAWAY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steve Ganaway with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 12th day of June, 2007.

NOTARY PUBLIC

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 02/10/10

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $7,500.00.

Affiant

Subscribed and sworn to before me this 12th day of June, 2007.

NOTARY PUBLIC

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 02/10/10

EXHIBIT A

Land located in Davidson County, Tennessee, described as follows to-wit:

Tract 1

Being Lot Numbers 41 on the Map of the Bransford Realty Company's Re-Subdivision of part of the Manlove Tract, as of record in Book 421, Page 53, Register's Office for said County. Said Lot Numbers 41 and 42 front together 75 feet on the northerly side of Thompson Street and run back between parallel lines 136 feet, more or less, to an alley.

Lots 41 and 42 are separate lots.

Being the same property conveyed to Steve A. Ganaway from Sarah Ganaway Gray, by Quitclaim Deed dated 03/03/06 and recorded in Instrument Number 20060303-0025224, said Register's Office.