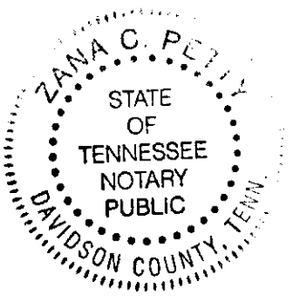
Davidson County DEEDWARR
Recvd: 06/25/07 13:05 2 pgs
Fees:13.00 Taxes:510.97

20070625-0075622



State of Tennessee
County of Davidson
The actual consideration or
Value whichever is greater,
For this transfer is $138,100.00

Affiant

Subscribed and Sworn to before me,
This the 15th day of June, 2007

Notary Public

My Commission expires 11-22-10

WARRANTY DEED

This instrument prepared by: A Title Quest, LLC
25 Century Blvd., Suite 405
Nashville, TN 37214

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KIMBERLY FOX DAVIS	SYNOVUS MORTGAGE CORP.	44-14
(NAME)	(NAME)	PARCEL 33.00
276 MARTINGALE DR.	2204 LAKESHORE DRIVE, SUITE 325	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
OLD HICKORY, TENNESSEE 37138	BIRMINGHAM, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Gregory L. Sizemore and wife, Audre C. Sizemore have this day bargained and sold, and do hereby transfer and convey unto the said Kimberly Fox Davis the Grantee herein, their (successors), heirs and assigns, certain real estate in Davidson County, State of Tennessee as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 276, ON THE MAP OF CUMBERLAND TERRACE, PART 1, AS OF RECORD IN BOOK 1424, PAGE 49, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 276 FRONTS 75 FEET ON THE EASTERLY SIDE OF MARTINGALE DRIVE AND RUNS BACK 193.6 FEET ON THE NORTHERLY LINE AND 203.6 FEET ON THE SOUTHERLY LINE TO THE WESTERLY MARGIN OF THE TENNESSEE CENTRAL RAILROAD RIGHT-OF-WAY MEASURING 66 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO GREGORY L. SIZEMORE, AND WIFE, AUDRE C. SIZEMORE, BY DEED OF RECORD IN INSTRUMENT NO. 20001128-0116660, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE

Power of Attorney of record in Instrument 20070625-0075620,
said Register's Office, and Instrument 20070625-0075621,
said Register's Office.

Gregory L. Sizemore and Gregory Sizemore being one and the same person.

TITLE BOX 45

This is unimproved ( ) property, known as 276 Martingale Dr., Old Hickory, Tennessee 37138
improved (x) *(House Number)* *(Street)* *(P.O. Address)* *(City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

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 hand this 15th day of June, 2007, the grantors, if any, having caused its name to be signed hereto on said day and date.

Gregory L. Sizemore by Tammy Edwards atty-in-fact
Gregory L. Sizemore

Audre C. Sizemore by Tammy Edwards atty-in-fact
Audre C. Sizemore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Tammy Edwards, with whom I am personlly acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Gregory L. Sizemore and Audre C. Sizemore as their Attorney in Fact as their Attorney in Fact as the free act and deed of the within named Gregory L. Sizemore and Audre C. Sizemore.

Witness my hand and official seal this 15th ~~day of~~ June, 2007, at Nashville, Tennessee.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.