JOHN GLEAVES NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

WARRANTY DEED

R-LHM-07-1600

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF July, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald W. Gammons	Countrywide Home Loans, Inc.	
1600 Pawnee Trail (ADDRESS)	(NAME) 750 Old Hickory Blvd. #180 (ADDRESS)	63-00-70
Madison, TN 37115 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILMA DEAN GAMMONS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RONALD W. GAMMONS AND WIFE, JENNIFER M. GAMMONS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY Z. J. WILKINSON, SURVEYOR, DATED NOVEMBER 17, 1941, AS FOLLOWS: BEGINNING IN THE CENTER OF HUDSON ROAD, 26 FEET WEST OF THE SOUTHEAST CORNER OF HUDSON ROAD AND PAWNEE TRAIL; THENCE WITH THE CENTER OF SAID ROAD, SOUTH 31 DEG. EAST 180.5 FEET TO A SPIKE IN THE CENTER OF SAID ROAD; THENCE NORTH 71 DEG. 30' EAST 216 FEET TO AN IRON PIPE IN THE WESTERLY LINE OF HUFFINE LANDS; THENCE NORTH 3 DEG. 15' EAST 84 FEET TO AN IRON PIPE; THENCE SOUTH 82 DEG. 30' EAST 23 FEET TO AN IRON PIPE; THENCE NORTH 3 DEG. WEST 92.7 FEET TO AN IRON PIPE IN THE SOUTHERLY MARGIN OF PAWNEE TRAIL; THENCE WITH SAID TRAIL SOUTH 75 DEG. WEST 336.6 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RONALD ANDREW GAMMONS AND WIFE, WILMA DEAN GAMMONS BY WARRANTY DEED FROM BRUCE DARRELL HUFFINES AND WIFE, BETTY LOUISE HUFFINES RECORDED NOVEMBER 3, 2005 IN INSTRUMENT NO. 20051103-0133322, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. The said Ronald Andrew Gammons having since died on June 10, 2007.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1600 Pawnee Trail, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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 my/our hand(s) this 13th day of July, 2007.

Wilma Dean Gammons

Davidson County DEEDWARR
Recvd: 07/24/07 10:07 2 pgs
Fees:13.00 Taxes:436.60

20070724-0087666

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 13th day of July, 2007.

Dakota B. Murrell

Notary Public

My Commission Expires: 4-4-2011

(SEAL)

DAKOTA BREA S. MURRELL
STATE OF TENNESSEE NOTARY PUBLIC
HAWKINS COUNTY

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903