Davidson County DEEDWARR
Recvd: 07/24/07 10:39 3 pgs
Fees:18.00 Taxes:384.06
20070724-0087716

This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 13th day of July, 2007, by and between Vernell X. Moore, unmarried, party of the first part, and James Larry Gambrell, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Described property located in Davidson County, Tennessee:

Lot Number 7 on the Plan of Gregory's unrecorded re-subdivision of part of Lot Number 19 on the Map of Bransford Realty Company's Alta Loma Subdivision as of record in Book 421, Page 44, of the Register's Office for said County, and described as follows:

Beginning at a point in the south margin of Alta Loma Road, 330 feet east of the right of way of the L & N Railroad, at the corner of Lots 6 and 7; thence with the line between said lots, southerly 225.5 feet to a point which is 300 feet east of said railroad right of way; thence easterly 50 feet to a point; thence northerly 225.2 feet to the south margin of Alta Loma Road; thence with the margin of the same, westerly 55 feet to the point of beginning.

Being all or part of the same property conveyed to Vernell X Moore, by virtue of that certain Cash Deed dated September 18, 2006, at Instrument No. 20060921-0117130 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Vernell X. Moore

Vernell X. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly

commissioned and qualified, Vernell X. Moore ~~and~~ , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of July, 2007.

Memorie K. White
Notary Public

My Commission Expires: 9-19-09

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

Property Owner & Address: James Larry Gambrell
202 Alta Loma Rd
Madison, TN 37115

Tax Parcel No 034-05-0 090.00

Property Address: 202 Alta Loma Rd
Madison, TN 37115

MAIL TAX
BILLS TO:
~~Same as Owner~~
James Larry Gambrell
202 Alta Loma Rd
Madison, TN 37115

Firm File #: 20061213

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $103,800.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 13th day of July, 2007.

Shelly M Bentley
Notary Public

My Commission Expires:

SHELLY M. BENTLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

MY COMMISSION EXPIRES
March 14, 2010

Certificate of Authenticity

I, Shelly M Bartley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Shelly M Bartley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7/25/09

Notary's Seal (If on paper)

Dellana Lowrom
State of Tennessee Notary Public
Davidson County