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

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

Davidson County DEEDWARR
Recvd: 08/20/07 09:04 2 pgs
Fees:13.00 Taxes:573.50
20070820-0099023

ADDRESS NEW OWNER:
Daniel Gamsky
1418 Forest Avenue
Nashville, TN 37206

SEND TAX BILL TO:
Owner

MORTGAGEE:
Reliant Bank
1736 Carothers Parkway
Brentwood, TN 37027

MAP **83-10**
GROUP
PARCEL **22**

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, **Alex Sigg, and wife, Lana Gayle Sigg,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Daniel Gamsky, a single man**, hereinafter called the GRANTEE, his 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. 264-265 on the Plan of McEwen Place, of record in Plat Book 332, page 133, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. * (SEE PAGE 2)

Being the same property conveyed to Alex Sigg, married by deed from Alex Sigg of record in Instrument no., Register's Office for Davidson County, Tennessee. ** (see page 2)

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.

This is **improved** property known as **401 N 16th Street, 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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 hand this the **30th** day of **July, 2007.**

Alex Sigg

Lana Gayle Sigg

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Alex Sigg, ~~and Lana Gayle Sigg~~**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of July, 2007.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: ~~7/21/2007~~
7-5-11

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $155,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of July, 2007.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: ~~7/21/2007~~
7-5-11

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On this 30th day of July, 2007, before me personally appeared Alex Sigg, with whom I am personally acquainted and who acknowledged that he executed the within Warranty Deed for the purposes therein contained and he further acknowledged that he is the Attorney in fact for Lana Gayle Sigg and that as said Attorney in Fact he executed the within Warranty Deed for the purposes therein contained by signing the name of Lana Gayle Sigg as her free act and deed.

My Commission Expires:
7-5-11

Notary Public

+ Said lot numbers 264 and 265 front together 60 feet on the easterly side of North 16th Street, formerly Hickman Avenue, and run back between parallel lines, with the northerly margin of ORdway Place, formerly Grove Avenue, 128 feet to an alley.

Being the same property conveyed to Alex Sigg by deed from Donald Gann, Wilma Gann, Tommy Jones, Jewell Jones, Robbie Corley, Juanita Barnfield, JB Jones, Bill Jones, Terry Gann, Rick Gann, Irene Gregory, Mamie Rulene Woodcock in 200708200099020, said Register's Office. Also by deed from Donald Gann, Executor of the Estate of Myrtle Jones Fuller in 200708200099021, said Register's Office.