Davidson County DEEDWARR
Recvd: 10/08/07 12:02 2 pgs
Fees:13.00 Taxes:832.50
20071008-0119671

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF September, 2007.

Notary Public

MY COMMISSION EXPIRES: 9-24-10

(AFFIX SEAL)

WARRANTY DEED

Best copy possible, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

B-EG-07-1500

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
Casey D. Gill	Avenue Bank	
1500 South Street	(NAME) 111 10th Avenue South, Ste. 200	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37203	93-13-385
(CITY) (STATE) (ZIP)	(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 ERNIE GENDRON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CASEY D. GILL AND HUSBAND TRENT L. SUMMAR, 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 IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING THE WESTERLY HALF OF LOT NO. 64 IN THE SIGLER'S ADDITION TO NASHVILLE, A PLAN OF WHICH IS OF RECORD IN PLAN BOOK 1, PAGE 4, CHANCERY COURT FOR SAID COUNTY. SAID PART OF LOT NO. 64 FRONTS 50 FEET ON THE NORTHERLY SIDE OF SOUTH STREET AND RUNS BACK BETWEEN PARALLEL LINES, 205 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ERNIE GENDRON BY WARRANTY DEED FROM BRENDA J.R. DUFF AND LEROY DUFF RECORDED ON THE 20TH DAY OF DECEMBER, 2001 IN INSTRUMENT NO. 20011220-0140399, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 1, PAGE 4, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

THIS IS NOT THE PRIMARY OR MARITAL RESIDENCE OF SAID GRANTOR.

unimproved ( )
This is improved (X) property, known as 1500 South Street, Nashville, Tennessee 37212
(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 28th day of September, 2007.

Ernie Gendron

Jennifer Gendron

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ernie Gendron and Jennifer Gendron, 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 28th day of September, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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