Davidson County DEEDWARR
Recvd: 10/17/07 12:57 2 pgs
Fees:13.00 Taxes:592.00
20071017-0123210

THIS INSTRUMENT PREPARED BY:
HORIZON LAND TITLE, INC.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
J. B. Gammon etux, Eva R. Gammon
113 Fields Drive
Old Hickory, TN 37138

MORTGAGEE:

SEND TAX BILLS:
NEW OWNER

MAP-PARCEL:
Map 054-13-0
Parcel 087.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Marsha C. Martin, Executrix of the Estate of Betty Brooks Carter,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **J. B. Gammon and wife, Eva R. Gammon,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 14 on the plan of Jackson Acres, as of record in Plat Book 3500, Page 107, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marvin E. Carter and wife, Betty B. Carter by deed from Charles E. Gann and wife, Bobby B. Gann, dated March 31, 1971 and of record in Book 4494, Page 794, Register's Office for Davidson County, Tennessee.
Marvin E. Carter and wife, Betty B. Carter both now being deceased.
Marvin E. Carter predeceased Betty B. Carter.
Marsha L. Martin was appointed Executrix under the will of Betty Brooks Carter as recorded in the Probate Office of Davidson County, Tennessee under Probate # 07P1073.
Marsha L. Martin and Marsha C. Martin is one and the same person.
Betty B. Carter and Betty Brooks Carter is one and the same person.

This is the same description as in previous deed of record.
This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 3799, Page 631 as amended in Book 3833, Page 870; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8860, Page 461 and Book 8980, Page 17, covenants, notes and conditions as shown on the plan of record in Plat Book 3500, Page 107, Register's Office for Davidson County, Tennessee.

This is improved property known as 113 Fields Drive, Old Hickory, TN 37138.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

Property taxes for the current year have been settled between the parties and will be paid by the Grantor..

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever; and we do covenant with the said Grantees 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, successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever claiming by and through or under us but no further or otherwise. 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 our hands this 12th day of October, 2007.

Marsha C Martin Executrix

Marsha C. Martin, Executrix of the Estate of Betty Brooks Carter

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marsha C. Martin, Executrix of the Estate of Betty Brooks Carter**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Special Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 12th day of October, 2007.

NOTARY PUBLIC

Notary Seal present,
but could not be reproduced.

MICHAEL W. FERRELL NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 8/8/08

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$160,000.00.**

Marsha C Martin
AFFIANT

Subscribed and sworn to before me
this 12th day of October, 2007.

NOTARY PUBLIC

Notary Seal present,
but could not be reproduced.

MICHAEL W. FERRELL NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 8/8/08

Bill Garrett
Davidson County Register of Deeds