Davidson County DEEDWARR
Recvd: 10/31/07 12:28 2 pg
Fees:13.00 Taxes:915.75

20071031-0128388

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

AMY LEATHERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $247,500.00

Affiant

Subscribed and sworn to before me, this 29th **day of** October, **2007.**

Notary Public
My commission expires: 9/20/08

03-0709-34967

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Christy Gibson	New Owner	128-02-0-021
318 Forrest Valley Drive		
Nashville TN 37209		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mark W. Damon and wife, J. Lynne Damon, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Christy Gibson, hereinafter called the Grantees, their successors 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. 18 on the Plan of Thousand Oaks Estates, of record in Book 3700, Pages 82 & 83, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Mark W. Damon and wife, J. Lynne Damon, by deed from Robert E. Turner and wife, Judy D. Turner, dated 11-20-02, recorded 12-19-02, of record in Instrument No. 20021219-0156685, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 318 Forrest Valley Drive, Nashville, TN 37209

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 29th day of October, 2007.

Mark W. Damon

J. Lynne Damon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark W. Damon and J. Lynne Damon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 29th day of October, 2007.

Diane K. Mann
State of Tennessee at Large

My Commission expires: 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN