03

Realty Title Box 48

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$154,000.00** (One Hundred Fifty Four Thousand).

Heather Logsdon
AFFIANT

Subscribed to and sworn before me this 7th day of December, 2007.

Margaret Sherbert
NOTARY PUBLIC MY COMMISSION EXPIRES:

MARGARET SHERBERT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
NOTARY SEAL TENN.

My Commission Expires JUNE 5, 2011

Davidson County DEEDWARR
Recvd: 12/13/07 09:45 2 pgs
Fees:13.00 Taxes:569.80

20071213-0143467

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Ashley R. Moore 2107 11th Avenue South Nashville,TN 37204	Countrywide Bank, FSB 3011 Armory Drive, Suite 120 Nashville, TN 37204	105-13-0-194.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GIGI GASKINS, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ASHLEY R. MOORE,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR 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 "C", on the unrecorded map showing subdivision of the east part of the Block on which is located the McAlister Residence, described according to a survey made by Erle Drake, County Surveyor, on August 7, 1930, as follows:

Beginning at a point in the westerly margin of 11th Avenue South, formerly Bertie Avenue; said point being 322 feet northerly from the northerly margin of Lawrence Avenue; thence northerly 61 feet to the southerly margin of a 14 foot alley; thence westerly with the same, 217 and 1/2 feet to the intersection of said alley and a 15 foot alley; thence southerly with the easterly margin of the last mentioned alley 60 feet; thence easterly 217.8 feet to the beginning.

Being the same property conveyed to Gigi Gaskins in Instrument 20040610-0068893, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2107 11TH AVENUE SOUTH** **NASHVILLE,TN37204**

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. Whenever 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, this 7th day of December, 2007

Gigi Gaskins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of December, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Gigi Gaskins** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 7th day of December, 2007.

Notary Public

Commission Expires: 6/5/11

