JACK CASE WILSON TITLE ASSOCIATES, LLC
3931-A GALLATIN PIKE
NASHVILLE, TN 37216
d-1231

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/13/07 10:57 2 pgs
Fees:13.00 Taxes:1757.50

20071213-0143557

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

Subscribed and sworn to before me, this 19th day of November, 2007

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 01/24/2009

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy C. Gober	Countrywide Bank, F.S.B.	117-02-O
(NAME)	(NAME)	(MAP)
2305 Oxford Road	750 Old Hickory Blvd, Ste 180	140.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Jewell A. Phelps, an unmarried man, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jeremy C. Gober and spouse Tammy E. Gober, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 7 and the westerly 50 feet of Lot No. 6, on the Plan of Block 3, Stokes Tract, of record in Book 974, page 24, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Said Lot and part of said lot adjoin and front together 200 feet on the northerly side of Oxford Road and runs back 213.1 feet on the westerly line of Lot No. 7 and 200 feet on the easterly line of part of Lot No. 6, to a dead line in the rear on which it measures 125 feet.

Being the same property conveyed to Jewell A. Phelps and wife, Imogene M. Phelps, by deed from Clifford R. Allen, Jr. and wife, Nancy Louise Allen, of record in Book 3252, page 587, Register's Office for Davidson County, TN. The said Imogene M. Phelps having since died.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 2305 Oxford Road, Nashville, Tennessee 37215

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 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 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. 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 19th day of November, 2007.

Jewell A. Phelps

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jewell A. Phelps, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 19th day of November, 2007.

Notary Public

My Commission Expires: 9/20/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN