Return to: File Box 9B
First Title & Escrow Co., Inc.
#27609

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, is **$159,900.00** (One Hundred Fifty Nine Thousand Nine Hundred).

AFFIANT

Subscribed to and sworn before me this 30th day of April, 2008.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008

Davidson County DEEDWARR
Recvd: 05/07/08 14:33 2 pg:
Fees:13.00 Taxes:591.63

20080507-0047262

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:
Julie M. Boos 2705 Brightwood Avenue Nashville, TN 37212	SAME AS NEW OWNER	105-13-0-030.00

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, **JULIE M. BOOS, UNMARRIED,** 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 No. 316, on Plat I of part of Belmont Land Company's Subdivision, called Belmont Heights, as shown on plat of record in Plat Book 421, page 71, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 316 fronts 50 feet on the westerly side of Thirteenth Avenue, South, formerly Eastwood Street, and runs back between parallel lines 146.5 feet to an alley.

Being the same property conveyed to Gigi Gaskins in Instrument 20070226-0023035, 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:	( ) IMPROVED (X) UNIMPROVED	Property known as: **2109 EASTWOOD AVENUE** **NASHVILLE,TN37212**

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 30th day of April, 2008

Gigi Gaskins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of April, 2008, 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 30th day of April, 2008.

Notary Public

Commission Expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008