STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,425.00.

Theodora D. Gammans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF May, 2008.

Notary Public
MY COMMISSION EXPIRES: 12/25/08
File No. 08-5282D

BRIAN L. SMITH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 05/15/08 10:55 2 pgs
Fees:13.00 Taxes:1081.97
20080515-0049974

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Theodora D. Gammans, unmarried	New Owner	83-7-282
(NAME)	(NAME)	
2101 Lakeshore Dr ~~2100 Eastland Avenue~~	"	
(STREET ADDRESS	(STREET ADDRESS)	
Old Hickory, TN ~~Nashville, TN 37206~~ 37138	"	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Eric H. Gunther, unmarried, and Saundra G. Forrest, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Theodora D. Gammans, unmarried, and Elizabeth Gammans, unmarried, as tenants in common** 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:

Land in the 11th, formerly 18th, Civil District of Davidson County, Tennessee, being a part of a tract of land marked "Thomas" on the plan of ROLLING ACRES SUBDIVISION, as shown by plat of record in Book 1130, Page 34, in the Register's Office for Davidson County, Tennessee, and being shown as Tract "A" on the survey make by E. L. Miller, Jr., & Co., dated June 26, 1964, as follows:

Beginning at an iron pin at the southeast intersection of Eastland Avenue and Shady Lane; thence with the margin of Eastland Avenue, South 88 deg. East 103.8 feet to an iron pin, thence South 2 deg. 30 min. West 194 feet to an iron pin in the northerly margin of an alley, thence with the margin of the same, North 87 deg. 15 min. West 103.8 feet to an iron pin in the easterly margin of Shady Lane, thence with the margin of the same, North 2 deg. 30 min. East 192.7 feet to the point of beginning.

Being the same property conveyed to Eric H. Gunther, unmarried, and Saundra G. Forrest, unmarried from Independence Properties, LLC, by Quitclaim Deed dated January 30, 2008, as Instrument No. 200802010010402, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2007 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2100 Eastland Avenue, Nashville, TN 37206.

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. 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 my/our hand(s) this 14th day of May, 2008.

Eric H. Gunther — May 14, 2008 Date

Saundra G. Forrest — May 14, 2008 Date

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric H. Gunther, unmarried, and Saundra G. Forrest, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of May, 2008.

My Commission Expires: 6-25-08

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066