Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $167,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of May, 2008.

Notary Public
My commission expires:

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

15-0805-151423

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Eric J. Gambill	Churchill Mortgage	064-16-0-D-203.00CO
2917 Summer Hollow Court	761 Old Hickory Blvd. #400	
Hermitage TN 37076	Brentwood, TN 37027	

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, Anthony Russo and wife, Phyllis Russo, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Eric J. Gambill and wife, Jodie M. Gambill, 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. 136, on the Plan of Section Four, Truxton Park, of record in Instrument No. 20020528-0064435, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michelle Hawkins and husband Paul Hawkins by deed from Beazer Homes Corp. dba Phillips Builders, dated December 20, 2002, recorded January 6, 2003, of record in Instrument No. 20030106-0001617, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Anthony Russo and wife, Phyllis Russo by deed from Michelle Hawkins and husband, Paul Hawkins, dated May 31, 2007, recorded June 5, 2007, of record in Instrument No. 20070605-0066653, 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 2917 Summer Hollow Court, Hermitage, TN 37076

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.

Davidson County DEEDWARR
Recvd: 06/04/08 08:16 2 pgs
Fees:13.00 Taxes:617.90
20080604-0056854

WITNESS my hand this 30th day of May, 2008.

Anthony Russo

Phyllis Russo

STATE OF GEORGIA
COUNTY OF Cherokee

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anthony Russo and Phyllis Russo, 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 Roswell, GA, this 30th day of May, 2008.

Notary Public

My Commission Expires:

May 10, 2011

ALISA JONES
NOTARY PUBLIC
CHEROKEE CO., GEORGIA
MY COMMISSION EXPIRES
MAY
10,
2011