Return To:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 07/01/08 11:04 2 pgs
Fees:13.00 Taxes:529.10
20080701-0067659

06-0806-73081

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $143,000.00

Affiant

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

Notary Public
My commission expires:

KATHLEEN A. TO... STATE OF TENNESSEE NOTARY PUBLIC ... My Commission Expires ...

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Terry L. Gammon	Magna Bank	064,12.0 A 118.00CO
118 Saddle Tree Ct.	6525 Quail Hollow, 300	..., 2012
Hermitage TN 37076	Memphis, TN 38120	

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, Jerry M. West and James W. West, and Sandra Sue Greer, sole heirs at law of Verna M. West, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Terry L. Gammon, married, 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 Building 118 as shown on the plan of Fox Run, Section 1, Condominium Apartments, on the plan of record at Book 4860, Page 52, as established by the Master Deed for Fox Run Condominiums of record at Book 4956, Page 582, as amended at Book 5535, Page 713, as corrected at Book 5895, Page 516, as amended at Book 5936, Page 301, as amended at Book 6370, Page 817, as amended at Book 8510, Page 92, and as amended at Book 8510, Page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Verna M. West by deed from Jetta Suzanne (Gossman) Benson, dated August 16, 1995, recorded August 18, 1995, of record in Book 9766, Page 784, Register's Office for Davidson County, Tennessee. The said Verna M. West having since died January 17, 2007, leaving Jerry M. West, James W. West, and Sandra Sue Greer as her sole heirs at law. See also Affidavit of Heirship of record in Instrument No. 20070222-0021812, said Register's Office.
>
> 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 118 Saddle Tree Ct., 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.

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

Jerry M. West

James W. West

Sandra Sue Greer

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jerry M. West and James W. West and Sandra Sue Greer, 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 Mt. Juliet, TN, this 30th day of June, 2008.

Kathleen Tomlinson

My Commission expires 1-17-12

