07

Realty Title
Box 48A

Davidson County DEEDWARR
Recvd: 07/18/08 14:18 2 pgs
Fees:13.00 Taxes:825.10

20080718-0073963

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00

Rachel L Wells
Affiant

Subscribed and sworn to before me, this 11th DAY OF July, 2008.

Deborah K. Dunn
Notary Public

MY COMMISSION EXPIRES: 11-22-08

(AFFIX SEAL)

# WARRANTY DEED

G-VRE-08-3313

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James E. Gore | Countrywide Bank | |
| 3313 Fairmont Drive | (NAME) 801 Crescent Centre Dr, Suite 510 | |
| (ADDRESS) Nashville, TN 37203 | (ADDRESS) Franklin, TN 37067 | 104-6-P-8.00 CO |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we LYNDA F. JONES, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES E. GORE, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 8, BEACON ROW CONDOMINIUMS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 678, AND AS ESTABLISHED UNDER MASTER DEED AND BY-LAWS RECORDED IN BOOK 10910, PAGE 335 AS AMENDED IN BOOK 10991, PAGE 926 AND BOOK 11440, PAGE 906, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO LYNDA F. JONES BY WARRANTY DEED FROM EDWIN B. RASKIN, TRUSTEE, RECORDED ON THE 8TH DAY OF MARCH, 1999 IN BOOK 11373, PAGE 443, DEED OF CORRECTION RECORDED IN BOOK 11531, PAGE 291, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. MATTHEW R. KENIGSON JOINS IN THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 9700, PAGE 678; BOOK 421, PAGES 82-83; BOOK 11440, PAGE 906; BOOK 10910, PAGE 335; AND BOOK 10991, PAGE 926, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved ( X ) property, known as 3313 Fairmont Drive, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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. 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.

* General Power of attorney for Matthew R. Kenigson appointing Lynda F. Jones of record as Instrument Number 20080307-0023524, Register's Office for Davidson County, Tennessee.

Witness my/our hand(s) this 11th day of July, 2008.

Lynda F. Jones

Matthew R. Kenigson by Lynda F. Jones attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lynda F. Jones, the within named bargainor, 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 the 11th day of July, 2008.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this the 11th day of July, 2008, before me personally appeared Lynda F. Jones to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Matthew R. Kenigson and who acknowledged she executed the same as the free act and deed of the said Matthew R. Kenigson.

Witness my hand and official seal, this the 11th day of July, 2008.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

~~RETURN TO:~~
~~Rudy Title and Escrow~~
~~2012 21st Ave South~~
~~Nashville, TN 37212~~
~~Phone: (615)383-2002~~

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Realty Title & Escrow
206A Cool Springs Blvd, Ste 107
Franklin, TN 37067