return to:
Greater Nashville
Title & Closing Co.
200 Madison Street
Madison, TN 37115

WARRANTY DEED

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF July 2008

Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Gatling (NAME)	Same (NAME)	MAP 53-9
809 Gallatin Road South (ADDRESS)	(ADDRESS)	GROUP A
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 017.00CO

FOR AND 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, WE, Lee A. Simmons and wife, Kathy M. Y. Simmons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Gatling & Pamela C. Gatling, Husband and Wife

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:

A certain tract or parcel of land located in Davidson County, Tennessee described as follows to-wit:

Situated in Davidson County, Tennessee, being Unit No. 1440 of Neely's Bend Villas, as of record in Book 5200, Page 262, Register's Office for said County, to which reference is hereby made for a more complete description of said unit.

Together with an undivided interest in common elements declared in the Master Deed and By-Laws appurtenant to said unit.

This conveyance is made subject to the provisions and requirements of the Tennessee Horizontal Property Act as set out in Section 64-2701, et seq. of the Tennessee Code Annotated; to the By-Laws for administration thereof; to easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utiltiy easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon, and including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in Master Deed Establishing a Horizontal Property Regime with respect to Neely's Bend Villas of record in Book 5625, Page 1, said Register's Office. Subject to taxes for the year 2008 and subsequent years thereafter; subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

This is the same legal description as on the previous deed of record.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1440 East Cedar Lane, Madison, TN 37115
(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 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. 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 our hand s this 17th day of July 2008

Lee A. Simmons
Lee A. Simmons
by Kathy M.Y. Simmons, Attorney-in-Fact
By: Kathy M. Y. Simmons
Attorney-in-Fact

Kathy M.Y. Simmons, Individually
Kathy M. Y. Simmons
Individually

Davidson County DEEDWARR
Recvd: 07/22/08 12:32 3 pgs
Fees:18.00 Taxes:251.60

20080722-0075136

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned (dlg), a Notary Public in and for said County and State, the within named ~~Lee A. Simmons and wife~~, Kathy M. Y. Simmons

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 17th day of July, 2008.

Commission expires March 20, 2010

Notary Public

~~STATE OF TENNESSEE~~
~~COUNTY OF~~

~~Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.~~

~~Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.~~

~~My commission expires _____~~

~~Notary Public~~

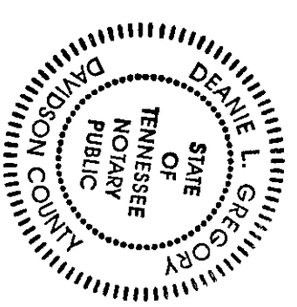
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of July, 2008, before me personally appeared Kathy M. Y. Simmons, 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 Lee A. Simmons and acknowledged that she executed the same as the free act and deed of Lee A. Simmons.

Witness my hand and official seal at office at Madison, Tennessee, this 17th day of July, 2008.

My Commission Expires: 3/20/10

Deanie L. Gregory
Notary Public



LEGAL DESCRIPTION CONTINUATION

Being the same property conveyed on June 16, 2000 to Lee A. Simmons and wife, Kathy M. Y. Simmons by Warranty Deed from James D. Witherow and wife, Joy E. Witherow of record in Instrument No. 20000620-0061511, Register's Office for Davidson County, Tennessee.