THIS INSTRUMENT PREPARED BY :

Sterling Title Services

2672 North Mt. Juliet Road

Mt. Juliet, TN 37122

Address New Owner(s)
James Gottry and Lea Gottry, husband and wife
3900 Elkins Avenue
Nashville, Tennessee 37209

Send Tax Bills To:

Countrywide Bank, FSB
MS SV-79 Document Processing
P.O. Box 10423
Van Nuys, CA 91410-0423

Map & Parcel Nos.:
092 13 0 113.00

Davidson County DEEDWARR
Recvd: 07/25/08 11:02 2 pgs
Fees:13.00 Taxes:710.40
20080725-0076322

WARRANTY DEED

THIS INDENTURE, made and entered into this 25 day of July, 2008, by and between **Aaron Wimsatt**, party of the first part, and **James Gottry and Lea Gottry, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED NINETY TWO THOUSAND AND 00/100 DOLLARS ($192,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

The following described property is located in the County of Davidson, State of Tennessee, to-wit:

Being Lot No. 1 of Block 20 in the Charlotte Park Company's 2nd Addition, and plat of which is recorded in Book 57, Pages 160 and 161, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Subject to easements, restrictions and right-of-ways of record.

Being the same property conveyed to Aaron Wimsatt from Daniel DeVall and Adam Cohen by deed dated May 4, 2006, of record in Instrument 20060504-0052154 in the records for Davidson County, TN.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Aaron Wimsatt

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Aaron Wimsatt** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 25 day of July, 2008.

My commission expires: 5/2/2011

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$192,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 25 day of July, 2008.

My commission expires: 5/2/2011

Notary Public

Keri Duncan
State of Tennessee Notary Public
Davidson County

PROPERTY ADDRESS:
3900 Elkins Avenue
Nashville, TN 37209

CERTIFICATE OF AUTHENTICITY

I, Linda F. Burnsed, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Linda F. Burnsed

State of Tennessee
County of Davidson

Personally appeared before me, Casey Fisher, a notary public for this county and state, Linda F. Burnsed, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Commission Expires:

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011