This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080402

Davidson County DEEDWARR
Recvd: 09/23/08 10:27 2 pg
Fees:13.00 Taxes:414.40
20080923-0096743

Send Tax Bills To:
Elite HomeLoans, Inc.
109 Westpark DRive Suite 260
Brentwood, TN 37027

New Owner is:
Herman Gruber
601 Roosevelt Avenue
Madison, TN 37115

MAP: 043-06-0

PARCEL: 062.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Robert Creecy, unmarried and Russell Bowlin, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Herman Gruber and wife, Iris Gruber**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

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

Land in Davidson County, Tennessee, being Lot Number 73 on the Plan of Madison Park Subdivision, Section 2, as of record in Book 3106, page 141, Register's Office for said County.

Said Lot Number 73 fronts 73 feet on the northerly side of Roosevelt Street and runs back between parallel lines 135 feet to a line in the rear, measuring 73 feet thereon.

Being the same property conveyed to Robert Creecy and Russell Bowlin, as joint tenants with rights of survivorship, by Warranty Deed from Secretary of Housing and Urban Development, dated 3-10-08 and recorded 3-12-08 in Instrument Number 20080312-0024835, Davidson County, Tennessee

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **601 Roosevelt Avenue, Madison, TN 37115**

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns

against the lawful claims of all persons whomsoever.

WITNESS our hands this the 19 day of September, 2008.

GRANTOR(S):

ROBERT CREECY

RUSSELL BOWLIN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **ROBERT CREECY AND RUSSELL BOWLIN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 19 day of September, 2008.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$112,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 22nd day of September, 2008.

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My commission expires: 3/7/11