This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 05/08/09 15:19 3 pgs
Fees:18.00 Taxes:154.48
20090508-0042721

ADDRESS NEW OWNER:

Jerry Gann
152 Hickory Street
LaVergne, TN 37086

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP82-07
PARCEL 29

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Willie Mable Hooper, a widow** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Jerry Gann** ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Shield's Davis Sharpe and Horn Subdivision, Part of the Orendorff Lands, of record in Book 57, page 86, said Register' s Office, to which reference is hereby made for a more complete description. *
>
> Being the same property conveyed to Alton R. Hooper and wife Willie Mable Hooper by deed from Mildred Sullivan Ward of record in Book 7650, page 399, said Register's Office, dated September 9, 1988. The said Alton R. Hooper being one and the same person as Alton Revo Hooper died on September 1, 2007, leaving Willie Mable Hooper as the surviving tenant by the entirety.
>
> This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

*(Plat Book and Page omitted from prior deed of record)

This is improved property known as 816 N. 2nd Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and

assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 8th day of May, 2009.

Willie Mable Hooper
Willie Mable Hooper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Willie Mable Hooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 8th day of May, 2009.

Notary Public

My Commission Expires: 7/5/11

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Comm. Expires July 5, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $41,750.00.

AFFIANT

Subscribed and sworn to before me
this 8 day of May, 2009.

NOTARY PUBLIC

My Commission Expires: 7/5/11

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Comm. Expires July 5, 2011

I, Andrew B. Gibson, Jr., 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 to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Andrew B. Gibson, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9/3/2012

Notary's Seal

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012