WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2009

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jerry Ward	Gateway Mortgage Group LLC	Parcel ID:
717 Bluewater Drive	6910 East 14th Street	15002022200
Nashville, TN 37217	Tulsa, OK 74112	

FOR AND IN 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

Brian Bounds and wife, Cassondra M. Bounds

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jerry Ward, a single man

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:

BEING Lot No. 182, on the Plan of Revised, Section Two, Harbor Gate, of record in Plat Book 6250, Page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Brian Bounds and wife, Cassondra M. Bounds by deed from Gregory L. Stiles and wife, Susan E. Stiles of record in Instrument 20051116-0138651, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 6366, Page 494, said Register's Office.

This conveyance is made subject to: (1) 2009 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 33, said Register's Office; (3) Sewer Easement of record in Book 5300, Page 909; Book 5904, Page 79; Book 6434, Page 753, said Register's Office; (4) Easement to Gulf Interstate Gas Co. of record in Book 2242, Page 247, and assigned in Book 2875, Page 299, and partially released in Book 4438, Page 703, and Book 5780, Page 952, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 717 Bluewater Drive, Nashville, TN 37217

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 hands this 17th day of July, 2009.

Brian Bounds

Cassondra M. Bounds

BILL GARRETT, Davidson County
Trans: T20090048993 DEEDWARR
Recvd: 07/21/09 10:02 2 pgs
Fees: 13.00 Taxes: 536.50
20090721-0068225

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Bounds and Cassondra M. Bounds, 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 at Nashville, Tennessee, this 17th day of July, 2009.

My Commission Expires: 11/7/12

Notary Public

