39B

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-2278

BILL GARRETT, Davidson County
Trans:T20090065032 DEEDWARR
Recvd: 09/23/09 14:18 2 pgs
Fees:13.00 Taxes:451.40
20090923-0088609

Property Address: 945 Chickasaw Avenue, Nashville, TN 37207

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ann James and Richard Escue, wife and husband**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **David M. Gates, a married man** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 39 on the Plan of Victory Heights Subdivision, as of record in Book 1130, page 97, in the Register's Office for said County.

Beginning at a point in the northerly margin of Chickasaw Avenue at the corners of Lots 38 and 39; thence with said line 150 feet in a northerly direction to a point; thence easterly 102 feet to the westerly margin of Jewel Street; thence with said margin southerly 130.6 feet to the beginning of a curve; thence around said curve southwesterly 42.23 feet to the northerly margin a Chickasaw Avenue; thence with said margin westerly 42.2 feet to the point of beginning.

Being the same property conveyed to Ann James and Richard Escue, wife and husband, by Warranty Deed from Gregory S. Smoak, unmarried, dated August 14, 2008 and recorded August 18, 2008, of record in Instrument Number 20080818-0084569, said Register's Office for Davidson County, Tennessee.

Property commonly known as: 945 Chickasaw Avenue/ Nashville, TN 37207

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [**X**] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $122,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 18th day of September, 2009.

X _____ {Seal}
Ann James

X _____
Richard Escue

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 18th day of September, 2009, before me the undersigned officer, personally appeared Ann James and Richard Escue, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

SPENCER R. TALBOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____ Notary Public

My Commission expires: 1-23-2011

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $122,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18TH DAY OF SEPTEMBER, 2009.

KENNETH BRAKEBILL NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

_____
Notary Public

MY COMMISSION EXPIRES: 8-13

(AFFIX SEAL)

SEND TAX STATEMENTS TO:
Map/ Parcel: 072-09-0-037.00

Suntrust Mortgage, Inc.

401 Commerce Street Ste 6100

Nashville, TN 37219

NEW OWNER:
DAVID M. GATES
945 CHICKASAW AVE.
NASHVILLE, TN 37207