return to: Creative Title and Escrow, LLC
1994 Gallatin Rd. N., Ste. 202
Madison, TN 37115

File No. 291100090

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090080607 DEEDWARR
Recvd: 11/30/09 12:40 2 pgs
Fees: 13.00 Taxes: 314.50
20091130-0109206

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$85,000.00**

Elaine C Williamson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF NOVEMBER, 2009.

T. G. Robertson
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

T. G. ROBERTSON NOTARY PUBLIC STATE OF TENNESSEE EXPIRES MARCH 03, 2010 ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret L. Manuel	PrimeLending, A Plains Capital Company	04308001600
(NAME)	(NAME)	
104 Shelby Street	18111 Preston Rd Ste 900	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Dallas TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Joe C. Gammon and Johnnie R. Gammon**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Margaret L. Manuel**, _____ hereinafter called the grantee(s), Her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 21 and the Northeasterly 15 feet of Lot No. 20, on the unrecorded plan of H.A. Youngblood's Subdivision, described according to a map by Cantrell, Connell and Morrison, May, 1954, as follows:

Beginning on the Southeasterly margin of Shelby Street at the corner of Lot No. 22 conveyed to Herman B. Hall and wife, by deed from H.A. Youngblood and wife, of record in Book 2303, Page 252, Register's Office for said County; thence with the Southern boundary line of said Hall property, South 44 deg. 17' East 166 feet; thence South 50 deg. 59' West 93.4 feet; thence Northwesterly 158 feet, more or less, to the Southeasterly margin of Shelby Street; thence with the same, North 45 deg. 43' East 93 feet to the beginning.

Being the same property conveyed to WILEY O. GAMMON AND WIFE, RUBY TUCK GAMMON by deed from DAN LEECH AND WIFE, MABEL G. LEECH of record in Book 2999, Page 496 on 01/07/1960 and filed for record on 01/08/1960, Register's Office for DAVIDSON County, Tennessee. Ruby Tuck Gammon having predeceased WILEY O. GAMMON and he died testate on 07/13/2009 and pursuant to the Last Will and Testament of record in Docket #09P1278, Probate Court for Davidson County, Tennessee, Joe C. Gammon and Johnnie R. Gammon have been appointed the Co-Executors of the Estate and also are the Devisee's of the Last Will and Testament, of record as Probate File 09P1278, Probate Court for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2009 are a lien and are now due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 104 Shelby Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), Her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), Her 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 my/our hands this 23rd day of November, 2009.

Joe C. Gammon

Johnnie R. Gammon

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Joe C. Gammon and Johnnie R. Gammon the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 23rd day of November, 2009.

Commission expires: 1/11/11

Notary Public

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File Number: 291100090

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075