BILL GARRETT, Davidson County
Trans:T20100071463 DEEDWARR
Recvd: 11/10/10 10:38 2 pgs
Fees:13.00 Taxes:240.50

20101110-0090324

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-10700448

WARRANTY DEED

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 10th day of NOVEMBER, 2010

Notary Public

MY COMMISSION EXPIRES: 8/18/12

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PIPPA V. GORE **208 MANCHESTER AVE.** **NASHVILLE, TN 37206**	**SAME**	**083-13-0-110.00**

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,

FINIS DAILEY AND STEPHANIE JOY DAILEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PIPPA V. GORE AND HUSBAND JOHN R. GORE

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:

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of East Edgefield, as of record in Book 21, Page 147, Register's Office for said County.

Said Lot No 104 fronts 57 feet on the southerly side of Fatherland Street, formerly Hobson Avenue, and runs back between parallel lines 213 feet to the northerly margin of Lillian, formerly Walnut or Hickory Street.

Being the same property conveyed to Finis Dailey and Stephanie Joy Dailey, as joint tenants with right of survivorship, by Quitclaim Deed form Finis Dailey, dated 4-8-09 and recorded 4-8-09 in Instrument Number 20090408-0032245; and the same property previously conveyed to Finis Dailey by Warranty Deed from Cora A. Agee, a widow, dated 1-4-02 and recorded 1-9-02 in Instrument Number 20020109-0003403, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as **1212 FATHERLAND STREET, NASHVILLE, TN 37206**
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 10th day of NOVEMBER, 2010.

Finis Dailey

FINIS DAILEY

Stephanie Joy Dailey

STEPHANIE JOY DAILEY

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 FINIS DAILEY AND STEPHANIE JOY DAILEY the bargainor(s) 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 10th day of NOVEMBER, 2009.

Commission Expires: 8/18/12

Notary Public

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY