SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Ray and Carol Gammon
1029 Jasperson Drive
Madison, TN 37115

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

MAP: 11D
PARCEL:79100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, the undersigned, **Pamela Gayle Madeya, Executrix for the estate of Marjorie Amelia Whitaker and being duly authorized to execute all documents as shown in Last Will and Testament dated May 25, 2006 and recorded on July 20, 2010 in Case No. 10P1126 , Circuit Court for Davidson County, Tennessee** has this day bargained and sold and do hereby transfer and convey unto, **Ray Gammon and wife, Carol Gammon** their heirs and assigns, forever, a certain tract or parcel of realty situated in Davidson County, Tennessee and being more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 60 on the Plan of Madison Heights, Section II, Part IV, as of record in Book 2133, Page 106, said Register's Office.

SAID Lot No. 60 fronts 126.7 feet on the southerly side of Jasperson Drive and runs back 327.55 feet on the easterly line and 304.5 feet on the westerly line to a dead line, measuring 128.82 feet thereon.

FOR source of title to said realty reference is hereby made to a certain Warranty Deed from Anita Bell, a single person, to William D. Whitaker (now deceased) and wife, Marjorie A. Whitaker dated October 20, 1982 and recorded on October 21, 1982 in Record Book 5952, Page 683, Register's Office for Davidson County, Tennessee.

THIS property is subject to easement to Restrictive Covenants in Record Book 2241, Page 209 of said Register's Office.

THIS property is subject to any and all exceptions of plat of record in Plat Book 2133, Page 106 of said Register's Office.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2010 will prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

I further covenant with the said grantees, that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same, and that it is unencumbered except for the 2010 real property taxes, which taxes have been prorated between the parties herein and the grantor having her prorata share unto the grantees; the grantees assume and agree to pay the same when due.

I do further covenant and bind myself, my heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, forever, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20100071814 DEEDWARR
Recvd: 11/12/10 13:06 2 pgs
Fees:13.00 Taxes:340.40
20101112-0090816

WITNESS MY HAND on this the 6th day of November, 2010.

PAMELA GAYLE MADEYA,
Executrix for the estate of Marjorie Amelia Whitaker

STATE OF KENTUCKY)
: ss.
COUNTY OF Jefferson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, PAMELA GAYLE MADEYA, Executrix for the estate of Marjorie Amelia Whitaker as set out and shown in Petition dated July 20, 2010, Case No.10P1126, Circuit Court for Davidson County, Tennessee, the bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

6th WITNESS MY HAND AND OFFICIAL SEAL at _____, Kentucky, this the 6th day of November, 2010.

NOTARY PUBLIC

DONNA J. MOORE ★ NOTARY PUBLIC ★ STATE AT LARGE, KENTUCKY

My Commission Expires:

DONNA J. MOORE
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
MY COMMISSION EXPIRES MAR. 6, 2013

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $92,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 6th day of November, 2010.

NOTARY PUBLIC

My commission expires:

DONNA J. MOORE
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
MY COMMISSION EXPIRES MAR. 6, 2013

DONNA J. MOORE ★ NOTARY PUBLIC ★ STATE AT LARGE, KENTUCKY