BILL GARRETT, Davidson County
Trans:T20110006605 DEEDWARR
Recvd: 02/02/11 08:35 1 pgs
Fees:13.00 Taxes:325.60

20110202-0009106

WARRANTY DEED

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

FERNBURG-H10181

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF January, 2011.

(Affix Seal) Notary Public

My Commission Expires: My Commission Expires: Aug. 22, 2011

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Gary L. Fernberg and wife, Carolyn D. Fernberg	SAME	119-06-0-163.00
56 Jay Street		
Nashville, TN 37210		

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 consideration, the receipt of which is hereby acknowledged, I/we, JIMMY B. GAW AND ANITA MARTIN GAW, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto GARY L. FERNBERG AND WIFE, CAROLYN D. FERNBERG, hereinafter called the Grantee(s), their heirs and assigns, that 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. 96, on the Plan of part of the W.C. Miller Home Place, Sterling Heights, Section 3, as of record in book 1424, page 113, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jimmy B. Gaw and wife, Linda S. Gaw of record in book 5493, page 406, recorded September 5, 1979, Register's Office for Davidson County, Tennessee.

Linda S. Gaw having since died.

( ) unimproved
This is (X) improved property known as 56 Jay Street, Nashville, Tennessee 37210.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 my/our hand(s) this 28th day of January, 2011 :

Jimmy B. Gaw

Anita Martin Gaw

STATE OF Tennessee
COUNTY OF SUMNER

Personally appeared before me, Rhonda M Schneider, a Notary Public in and for said County and State, the within named JIMMY B. GAW AND ANITA MARTIN GAW, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 28th day of January, 2011.

Notary Public

My Commission Expires: My Commission Expires: Aug. 22, 2011

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.