THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

BILL GARRETT, Davidson County
Trans:T20130021177 DEEDWARR
Recvd: 03/14/13 15:48 4 pgs
Fees:23.00 Taxes:111.05
20130314-0025778

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $30,012.32.

Ferrell R. Gamble
AFFIANT

Subscribed and sworn to before me this 12th day of March, 2013.

Notary Public
My Commission Expires:
7/6/2015

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Ferrell R. Gamble 3536 Nebraska Avenue Nashville, TN 37209	Same	82-3 114.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, and the remaining Thirty Thousand Twelve and 32/100 ($30,012.32) Dollars of which is evidenced by the assumption by said Grantee of the payment of the balance due on certain promissory note as hereinafter described, **LARRY R. WHITE, JR.,** (herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **FERRELL R. GAMBLE,** (herein referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 63 on the plan of Benedict Land Co's Subdivision of Lindsley Tract, of record in Book 332, page 40, Register's Office of said county.

Said Lot No. 63 fronts 50 feet on the easterly margin of North Second Street and extends back between parallel lines a distance of 181.00 feet to an alley in the rear.

Being the same property conveyed to Larry R. White, Jr., by Warranty Deed from Douglas B. White, of record in Instrument # 20120329-0026787, Register's Office for Davidson County, Tennessee.

This description is the same as used in the last deed of record.

This is improved property known as 1115 N. 2nd Street, Nashville, TN 37207.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions:

1. Davidson County taxes for 2013, a lien, but not yet due and payable, which is assumed by the Grantee.

2. The deed of trust of record in Instrument # 20120329-0026788, Register's Office for Davidson County, Tennessee, securing a certain promissory note dated March 20, 2012, from Larry R. White, Jr., to Douglas B. White, in the original principal amount of Thirty-Two Thousand Three Hundred and no/100 ($32,300.00) Dollars, plus interest at the rate of Five Percent (5%) per annum, payable as follows:

> The principal of, and accrued interest on, this Note, shall be due and payable in lawful money of the United States of America and in immediately available funds, to the Payee at 3636 Valley Vista Road, Nashville, Tennessee 37205, or such other address as the Payee or other Holder of this Note may designate to Maker in writing. Payments from Maker to Payee shall be made in One Hundred Twenty (120) principal and interest installment payments in the amount of Three Hundred Forty-Two and 59/100 ($342.59) Dollars, due and payable on the first day of each month commencing May 1, 2012 and ending April 1, 2022.

This property is investment property and has never been used as the principal residence of the Grantor or the spouse of Grantor.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, GRANTEE'S heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land; has a good right to convey it; and the same is unencumbered, except as otherwise herein set out. GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEE, GRANTEE'S heirs and assigns, against the lawful claims of all persons whomever.

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.

THIS instrument is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and conveyed herein.

By his signature below, Grantee hereby agrees to assume the payment of the herein described promissory note, to make all payments due thereunder in a timely fashion, and to abide by the terms thereof and of said deed of trust.

I, Douglas B. White, the owner and holder of said promissory note, executes this deed for the sole purpose of evidencing his knowledge of, and consenting to, the herein described assumption.

WITNESS our hands this 12th day of March, 2012.

Larry R. White, Jr., Grantor

Ferrell R. Gamble, Grantee

Douglas B. White, Noteholder

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 bargainor, **Larry R. White, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of March, 2013.

Notary Public

My Commission Expires: 7/6/2015

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 bargainor, **Ferrell R. Gamble,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of March, 2013.

D A Childress
Notary Public

My Commission Expires: 7/6/2015

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 bargainor, **Douglas B. White,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of March, 2013.

D A Childress
Notary Public

My Commission Expires: 7/6/2015

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY