File Box 193

PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 07/09/01 13:58 2pgs
Fees:13.00 Taxes:362.60
20010709-0072916

W & I Ref: (gj) Title No: 42598
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Martha E. Goins 805 Ilawood Court Nashville, TN 37211	Professional Mortgage Group, Inc. 1535 W. Northfield Blvd. #1 Murfreesboro, TN. 37129

TAX MAP-PARCEL NUMBERS: 162-13-171

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 98000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cory E. Koslin, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Martha E. Goins,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 38 on the Plan of Dreamland Estates Southeast Section 1 of record in Book 5200, page 646 and 647, Register's Office for said County.

SAID Lot No. 38 fronts 91.92 feet on the southwesterly margin of Ilawood Court and extends back 150 feet on the northwesterly lines and 130 feet on the southeasterly line to a dead line in the rear, measuring 62.80 feet thereon.

BEING the same property conveyed to Cory E. Koslin, unmarried by deed from Craig Gibbs of record in Book 10396, page 539, Register's Office for Davidson County, Tennessee.

Heather T. Koslin, spouse of Cory E. Koslin joins in this conveyance for the purpose of transferring and to release any and all martial rights in the described property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 646 and 647, said Register's Office, which Plan shows a 20 foot minimum building setback line from Ilawood Court and 10 foot easement for utility and drainage purposes along the along the rear line(s) and a 2.5 x 25 foot utility anchor easement located on the southeasterly front corner of said lot; Restrictive covenants of record in Book 6192, page 926, said Register's Office

This is improved property, known as: 805 Ilawood Court, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of July, 2001.

Cory E. Koslin **Heather T. Koslin**

State of Tennessee
County of Williamson

On this 3rd day of July, 2001, before me the undersigned authority, personally appeared **Cory E. Koslin and Heather T. Koslin**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 5/29/05 Notary Public

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 98000.00

Affiant

Sworn and subscribed before me on the 3rd day of July, 2001.

Notary Public

My Commission Expires: 5/28/03