Davidson County DEEDWARR
Recvd: 05/28/02 13:57 2pgs
Fees:13.00 Taxes:536.50
20020528-0064361

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $145,000.00. Letty D Gossett **Affiant** Subscribed and sworn to before me, this 24th day of May, 2002. Notary Public My Commission Expires:

Address New Owner As Follows: Letty D. Gossett 3326 Hillsboro Pike Nashville, Tennessee 37215	Send Tax Bills To: SunTrust Bank P.O. Box 305110 Nashville, Tennessee 37230-5110	Map-Parcel Number: 117-7H-25.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THADDEUS B. TATE, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LETTY D. GOSSETT, UNMARRIED**, hereinafter called the Grantee, her heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 3326, together with Garage #7 as a limited common element, of the Roderick Square Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6867, page 385, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6867, page 394, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit and as set forth in said Master Deed. Reference is hereby made to the Plan of Roderick Square Condominiums, of record in Book 6250, page 928, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Thaddeus B. Tate, a single person by deed from Thomas E. Chandler and wife, Laura Chandler, of record as Instrument No. 20010605-0058287, Register's Office for Davidson County, Tennessee.

The description used is the same as the previous deed of record.

This conveyance is made subject to the following:

1. 2002 Metro taxes, a lien but not yet due and payable, which shall be paid by the Grantee. Grantee agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 6250, page 928, Register's Office for Davidson County, Tennessee.

3. Master Deed and By-Laws establishing a Horizontal Property Regime of Roderick Square Condominiums, of record in Book 6867, page 385, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the common elements.

This is improved property known as 3326 Hillsboro Pike, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs and assigns, forever; and I covenant with said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 24th day of May, 2002.

Thaddeus B Tate

THADDEUS B. TATE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THADDEUS B. TATE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of May, 2002.

Notary Public

My Commission Expires: 3/29/03

