STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,850.00

X Donald Wood Prosser
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December, 2002

Notary Public

MY COMMISSION EXPIRES LAB 3/25/06

Davidson County DEEDWARR
Recvd: 01/08/03 09:53 2pgs
Fees:13.00 Taxes:162.25
20030108-0003200

# WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Donald Wood Prosser and Viola Mortimer ~~Morton~~ Prosser, husband and wife
(NAME)

322 Cumberland Avenue
(STREET ADDRESS OR ROUTE NUMBER)

Madison, Tennessee 37115
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:
Prime Mortgage Brokers, Inc.
(NAME)

454 Moss Trail
(STREET ADDRESS)

Goodlettsville, TN 37072
(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
43-9-161

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Rivergate Investments, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald Wood Prosser and Viola Mortimer ~~Morton~~ Prosser, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being the westerly 41 feet of Lot No. 33, Block "C" on the plat of Woodlawn Estates, as of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

Said part of Lot 33 fronts 41 feet on the southerly side of Cumberland Avenue and runs back between parallel lines 165 feet to a dead line in the rear, measuring 41 feet thereon.

Being the same property conveyed to Rivergate Investments, by Deed of Record as Instrument # 20020607-0069715, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 322 Cumberland Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 4th day of December, 2002.

Charles C. Li, Pres.
Rivergate Investments

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 Charles C. Harris, President of Rivergate Investments on behalf of the corporation, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 4th day of December, 2002.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Charles C. Harris , President for Rivergate Investments, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of December, 2002.

My Commission Expires: 3/25/06

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ , attorney-in-fact for _____ , with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of December, 2002.

My Commission Expires:_____

_____
Notary Public

**Prepared by & Return to**

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282