WARRANTY DEED

ROBIN R. KELLER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,895.76

(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MARCH, 2003.

Notary Public

MY COMMISSION EXPIRES: November 21, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 1602 W. Northfield Boulevard, Suite 500, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy Coss	Crown Mortgage Services	57-61.00
(NAME)	(NAME)	
4505 Cato Road	833-C Wren Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 04/22/03 08:41 2pgs
Fees:13.00 Taxes:340.01

20030422-0052659

FOR AND 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, REBECCA J. HOIPKEMIER , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO JIMMY COSS AND WIFE, FRANCES COSS, 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 the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Map of the Robert Cato Farm, as of record in Book 421, Page 85, Register's Office for said County, described according to a survey made by Ralph W. C. Lambert, Surveyor, September 27, 1959, as follows.

Beginning at a spike in the center of Cato Road at the northeast corner of a part of Lot No. 1 conveyed to William Soley Henderson by deed from Sarah Ann Shook, of record in Book 636, page 164, said Register's office, thence with the eastern boundary line of said Henderson property south 32 degrees west 170 feet to an iron pin; thence south 51 degrees 50' east 214 feet to the center of a 25 foot road as reserved in deed of record in Book 2488, page 78, said Register's Office; thence with the center of same north 25 degrees 30' east 274 feet to a spike in the center of said Cato Road; thence with the center of same north 82 degrees 30 minutes west 200 feet to the beginning.

Being the same property conveyed to Rebecca J. Hopikemier by Deed from Linda P. Lloyd of record in Book 2965, page 77 Register's Office for Davidson County, Tennessee.

unimproved
This is improved property, known as 4505 Cato Road, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with the said GRANTEES 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, unless otherwise herein set out; and I do further covenant and bind myself, my 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. 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 hand this 17th day of March, 2003.

Rebecca J. Hoipkemier

STATE OF TENNESSEE T.S.S.
COUNTY OF [redacted]
DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Rebecca J. Hoipkemier, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at T.S.S. Nashville, Tennessee, this 20 T.S.S. [redacted]th day of March, 2003.

Tonia Scott Schuleter
Notary Public

My Commission Expires: 1-29-05

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TN