Davidson County DEEDWARR
Recvd: 10/21/03 09:48 3pgs
Fees:18.00 Taxes:45.90
20031021-0155174

SEND TAX BILLS TO:
Adrian K. Goss
441 Highway 71W
Suite C
Bastrop, Tennessee 78602

ADDRESS OF NEW OWNER:
Adrian K. Goss
441 Highway 71W
Suite C
Bastrop, Texas 78602

MAP/ PARCEL: 105-07/156.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, I, MARGIE COMPTON PAYNE (hereinafter "Grantor"), an adult resident of the State of Tennessee, have this day bargained and sold and by these presents do hereby transfer and convey unto ADRIAN K. GOSS (hereinafter "Grantee"), an adult resident of the State of Texas, his heirs and assigns, forever, the following described tract or parcel of land, to-wit:

> BEING located in Davidson County, Tennessee, known as 1317 Little Hamilton Street, the same being the southerly 50 feet of the northerly 150 feet of the easterly 177.5 feet of Block "C" on the Plan of Meritt Lands, as of record in Minute Book "N," page 241, County Court for Davidson County, Tennessee.
>
> Said part of Block "C" fronts 50 feet on the westerly side of Little Hamilton, formerly Hamilton or Daisey Street and extends back between parallel lines 177.5 feet to an alley.
>
> Being the same property conveyed to Margie Compton Payne by virtue of installment deed from Lessie A. Ramsey, a widow, as of record in Book 4804, page 59, Register's Office for Davidson County, Tennessee.

THIS DEED IS BEING PREPARED FROM INFORMATION FURNISHED BY GRANTOR HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said GRANTEE, his heirs and assigns, in fee simple forever.

AND I DO COVENANT with the said GRANTEE that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, EXCEPT restrictions and limitations of record, all visible easements, and 2003 real estate taxes which have been prorated and assumed by Grantee.

AND I DO FURTHER COVENANT and bind myself, my heirs and legal representatives, to warrant and forever defend the title thereto against the lawful claims and demands of all persons whomsoever.

WITNESS my hand this the 30th day of Sept., 2003

Margie Compton Payne

Margie Compton Payne

STATE OF TENNESSEE)
)s/s
COUNTY OF DAVIDSON)

PERSONALLY appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Grantor, MARGIE COMPTON PAYNE, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this the 30th day of September, 2003.

MICHAEL T. MOSER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

3/25/2020

My Commission Expires: 3 / 25 / 06 .

STATE OF TENNESSEE)
)s/s
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 12,404.91 .

AFFIANT

SUBSCRIBED and sworn to before me this the 3rd day of September, 2003.

NOTARY PUBLIC

My Commission Expires: 10 / 15 / 06 .

TRUDY MILLIKEN NOTARY PUBLIC AT LARGE SUMNER CO. TENN.

This instrument was prepared by:

BURROW & ASSOCIATES
214 Second Avenue North
Suite 207
Nashville, Tennessee 37201