Davidson County DEEDWARR
Recvd: 11/14/03 11:42 1pgs
Fees:13.00 Taxes:261.96

20031114-0166635

**RECORD AND RETURN TO:**
**GOBER TITLE & ESCROW**
**2740 OLD ELM HILL PIKE, SUITE 202**
**NASHVILLE, TN 37214**

# WARRANTY DEED

BILLY W. WINSTEAD, II NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.
My Commission Expires June 9, 2006

**STATE OF TENNESSEE**
**COUNTY OF** Davidson
**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,800.00.**

Cathy Gower
**Affiant**

**SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of November, 2003**

**Notary Public**

**MY COMMISSION EXPIRES:** _____

**THIS INSTRUMENT WAS PREPARED BY**
**GOBER TITLE & ESCROW, 2740 OLD ELM HILL PIKE, SUITE 102, NASHVILLE, TN 37214**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Cathy Gower**<br>**5206 Dove Trail**<br>**Hermitage,TN 37076** | **SAME** | **98-05-0-111.00** |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**B. Lynn Sutherland**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Cathy Gower an unmarried woman**

HEREINAFTER CALLED THE GRANTEES, ***Her*** HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel in Davidson County, Tennessee, described as follows, to-wit:

Land on Davidson County, Tennessee being Lot No. 12A on the Plan of Lot Zone Division Lot 12, Hunter's Point Subdivision of record in Book 6200, Page 191, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to B. Lynn Sutherland by Warranty Deed from Bobby J. Waldrup dated 9/29/97 and filed for record on 10/2/97 in Book 10630, Page 558, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved ( X) property known as **5206 Dove Trail, Hermitage, TN 37076**

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(S), Her*** heirs and assigns forever, and ***do*** covenant with the said ***GRANTEE(S)*** that I have 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 ***do*** further covenant and bind ***myself, my*** heirs and representatives, to warrant and forever defend the title to the said land to the said ***GRANTEE(S)her*** 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 our hands this 12th day of November, 2003

B. Lynn Sutherland _____

B. Lynn Sutherland

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 B. Lynn Sutherland, the ***bargainor(s)*** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

BILLY W. WINSTEAD, II NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.
My Commission Expires June 9, 2006

Witness my hand and official seal this 12th day of November, 2003.

Commission Expires: _____