Davidson County DEEDWARR
Recvd: 04/05/04 09:14 2pgs
Fees:13.00 Taxes:481.00
20040405-0037876

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Carrie Tiesler
Affiant

Subscribed and sworn to before me, this 1st day of April, 2004.

Notary Public
My commission expires: 11-24-07

CARRIE ANN GLEAVES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Rebecca Gossett	New Owner	119-8-3N.000
727 Woodmere Drive		
Nashville TN 37217		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Curtis A. Coleman and wife, Melanie Annette Coleman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Rebecca Gossett, hereinafter called the Grantees, their successors 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 Lot No. 40 on the Plan of Glencliff Estates, Section 3, of record in Book 1424, Page 1, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Curtis A. Coleman by deed dated 4/9/98 of record in Book 10886, Page 98, Register's Office for Davidson County, Tennessee. Melanie Annette Coleman, spouse of vested owner, joins in the execution of this instrument to convey any/all marital interest she may have in said property.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 727 Woodmere Drive, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 1st day of April, 2004.

Curtis A. Coleman

Melanie Annette Coleman AIF
by Curtis A. Coleman

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Curtis A. Coleman with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 1st day of April, 2004.

Notary Public



My Commission expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Curtis A. Coleman, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Melanie Annette Coleman, and that he is authorized by Melanie Annette Coleman, to execute this instrument on her behalf.

Witness my hand and seal at Brentwood, Tennessee, this 1st day of April, 2004.

Notary Public

