Davidson County DEEDWARR
Recvd: 08/17/04 15:29 2pgs
Fees:13.00 Taxes:499.50

20040817-0099475

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43267

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
13th day of August, 2004

Notary Public

MY COMMISSION EXPIRES: 3/25/06

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Gooch	S A M E	82-3-209
1001 Stockell Avenue		
Nashville, TN, 37207		

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, I/WE,

Deborah Smith, married*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anthony Gooch, unmarried

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:

Tract 3: 1001 Stockell Street (082-030-209.00)

Being the south 50 feet of Lot No. 38 on the plan of Benedict Land Company's Subdivision of the Lindsley Tract, of record in Book 332, page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of lot fronts 50 feet on the easterly side of Stockell Street and runs back between parallel lines, along the northerly margin of Vaughn Street, 170 feet to an alley.

Being the same property conveyed to Deborah Smith, married, by Warranty Deed from TN Homebuyers, Inc. of record in Instrument No.: 20040519-0059012, Register's Office for Davidson County, Tennessee.

*** This is investment property and has never been the residence of Grantor nor any spouse of Grantor.**

Unimproved ( )
This is improved (X) property known as 1001 Stockell Avenue, Nashville, TN 37207

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. 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/our hand(s) this 13th day of August, 2004

Deborah Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Deborah Smith, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of August, 2004

Notary Public

My Commission Expires: 3/25/06

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN