WARRANTY DEED

MISTY HICKS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE My Commission Exp. JUN 29, 2006

Davidson County DEEDWARR
Recvd: 11/15/04 12:19 2pgs
Fees:13.00 Taxes:185.00

20041115-0136792

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of November, 2004.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gossett Investments, Inc.	New Owner	
(NAME)	(NAME)	059-12-0021.00
PO Box 701 (ADDRESS)	(ADDRESS)	
Ashland City, TN 37015 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20042223

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged **V.B.S. Associates**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Gossett Investments, Inc.**, hereinafter called the GRANTEE, **his/her** heirs 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. 48 on the Plan of Highland Trace Subdivision, Section Two, of record in Plat Book 5200, Page 616, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to V.B.S. Associates by Quitclaim Deed from Tyrhondo L. Thompson and wife, Vickie A. Thompson and Willie A Sanders and wife, Betty J. Sanders and Nelson K. Clemmons and wife, Sharon L. Clemmons dated June 7, 1994 of record in Book 9389, Page 482, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2545, 2546 2544 Highland Trace, Nashville, TN 37207
(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 12th day of November, 2004.

By: Willie A. Sanders
Willie A. Sanders, Partner

By: Betty J. Sanders
Betty J. Sanders, Partner

By: Nelson K. Clemmons
Nelson K. Clemmons Partner

V.B.S. Associates

By: Tyrhonda L. Thompson
Tyrhonda L. Thompson , Partner

By: Vickie A. Thompson
Vickie A. Thompson, Partner

By: Sharon L. Clemmons
Sharon L. Clemmons, Partner

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Before me, a Notary Public in and for said County and State, personally appeared Tyrhonda L. Thompson , Vickie A. Thompson, Willie A. Sanders, Betty J. Sanders, Nelson K. Clemmons and Sharon L. Clemmons who acknowledged themselves to be the partners respectively of V.B.S. Associates, who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 12th day of November, 2004.

Commission expires:



Notary Public