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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/26/05 08:26 2 pgs
Fees:13.00 Taxes:511.93

20050126-0009366

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,360.00.

Kristen Holmes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ON THIS 01/21/05.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

J. WAYNE THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 24, 2005

THIS INSTRUMENT WAS PREPARED BY

Real Estate Loan Services (NAME) 1100 Kermit Drive, Suite 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristen Holmes & James K. Dixon (NAME)	Same (NAME)	137-13-0-A-49.00 CO
120 Laural Hill Drive (STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	
Smyrna, TN 37167 (CITY/STATE/ZIP)	(CITY/STATE/ZIP)	

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, WE,

Don Gossett and Suzanne Cormier

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristen Holmes and James K. Dixon**

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:

Described as being in Davidson County, Tennessee, to wit:

Being Lot Number 49 on the Plan of Peninsula Point, Section One, of record in Plat Book 9700, page 98, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Don Gossett and Susan Cormier by Special Warranty Deed from the Secretary of Veterans Affairs dated December 29, 2004 and recorded 1-26-, 2005 as Instrument Number 20050126-0009364 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO easements and building setback lines of record at Plat Book 9700, page 98, in the Register's Office for Davidson County, Tennessee; and to the 2005 and future years' Davidson County property taxes, which are not yet due or payable. The 2005 Davidson County property taxes have been prorated.

This is unimproved ( )
improved (X) property, known as 3324 Milbridge Drive (House Number/Street) Antioch (City/Town) TN (State) 37013 (Postal Code)

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 our hand this 21st day of January, 2005.

Don Gossett
DON GOSSETT

Suzanne Cormier
SUZANNE CORMIER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. Wayne Thomas, a Notary Public in and for said County and State, the within named **Don Gossett*** **and Suzanne Cormier****, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville**, **Tennessee**, on this, the 21st day of January, 2005.

Notary Public

Commission Expires:

J. WAYNE THOMAS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 24, 2005

* - an unmarried person one
** - an unmarried person one

DG
AC