WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/25/05 15:47 2 pgs
Fees:13.00 Taxes:334.85

20050425-0045924

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$90,500.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 14 DAY OF APRIL, 2005.

NOTARY PUBLIC

MY COMMISION EXPIRES 7/24/2006

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 907 RIVERGATE PKWY D1
GOODLETTSVILLE TN 37072

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
LINDA L. GOSS	**same**	**43-184**
1012 PROVIDENCE PASS		
MADISON, TN 37115		

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,

LEROY ROPER AND SPOUSE, RONELLA ROPER

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

LINDA L. GOSS

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

Beginning on the Southerly margin of Providence Pass or Road 62.62 feet Easterly from the Easterly side of Farris Avenue extended, being the northeast corner of the property conveyed to Arbie Sadler and spouse, by deed from Raymond F. Riggs, of record in Book 3315, page 351, said Register's Office; thence with the said Sadler's easterly line southwardly 150 feet to a point, and continuing in the same direction, in all 172.43 feet; thence eastwardly 90 feet; thence Northwardly 154.64 feet to the Southerly margin of said Providence Pass or Road; thence with the same Westerly 91.99 feet to the point of beginning.

Being the same property conveyed to LeRoy Roper and spouse Ronella Roper by Warranty Deed from Walter E. Hancock and spouse Alma Jo Hancock dated 06/14/65 recorded 05/05/66 in Record Book 4013, page 527 Register's Office for Davidson County, Tennessee.

Subject to Sanitary Sewer Easement in Book 6320, page 751.

This ( )Unimproved
(X) Improved property is known as: **1012 PROVIDENCE PASS MADISON, TN 37115**

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 not 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 ever 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 hand this 14 day of **APRIL, 2005**

Leroy Roper
LEROY ROPER

Ronella Roper
RONELLA ROPER

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, **LEROY ROPER AND RONELLA ROPER,** the named bargainor(s), with whom I am personally acquainted and/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 Davidson Co., **Tennessee.**

This 14 day of **APRIL, 2005.**

MELISSA J. LONG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7/29/2008