Davidson County DEEDWARR
Recvd: 06/06/05 10:17 3 pgs
Fees:18.00 Taxes:678.95

20050606-0063996

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $183,500.00. Affiant Subscribed and sworn to before me, this 19th day of May, 2005. Notary Public My Commission Expires: 5/24/2009

SANDY MEYER NOTARY PUBLIC LARGE DAVIDSON COUNTY, TN

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Stephen L. Gause and wife, Kara D. Gause 4754 Timberhill Drive Nashville, TN 37211	SAME	146-04-0-097.00 6DU 23200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHEN G. BROWN AND WIFE, JENNIFER W. BROWN**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **STEPHEN L. GAUSE AND WIFE, KARA D. GAUSE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee, described as follows:**

Land in Davidson County, Tennessee, being Lot No. 743 on the Plan of Caldwell Hall, Section XI, of record in Book 3300, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen G. Brown and wife, Jennifer W. Brown by deed from Wade A. Lincoln and wife, Laura Lincoln, of record as Instrument No. 20010928-0105252, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 3373, page 126, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 3300, page 54, Register's Office for said County.

This is improved property known as 4754 Timberhill Drive, Nashville, TN 37211.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 19th day of May, 2005.

Stephen G. Brown

Jennifer W. Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEPHEN G. BROWN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of May, 2005.

Notary Public

My Commission Expires:

EY D. TURNER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JENNIFER W. BROWN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of May, 2005.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007