Davidson County DEEDWARR
Recvd: 06/14/05 10:21 2 pg
Fees:13.00 Taxes:2682.50
20050614-0067795

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| **THIS INSTRUMENT PREPARED BY:**<br>**George V. Crawford, Jr.**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>315 DEADERICK STREET, SUITE 1100<br>P. O. BOX 198888<br>NASHVILLE, TENNESSEE 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON)<br><br>The actual consideration or value, whichever is greater, for this transfer is $725,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 13th day of June, 2005.<br><br>Notary Public<br><br>My Commission Expires: |

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires JULY 21, 2007

Address New Owner As Follows:
Suzanne Heer
1148 Gateway Lane
Nashville, TN 37220

Send Tax Bills To:
Same as New Owner

Map-Parcel Number:
131-16-28

## 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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CRAIG V. GABBERT, JR. AND WIFE, KAY CCOPER GABBERT**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **SUZANNE HEER, UNMARRIED**, hereinafter called the Grantee, her heirs and assigns, in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 of Block "B" on the Map of Gateway Acres, as of record in Book 974, page 73, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the corner of Lot Nos. 7 and 8 in the North margin of Gateway Lane; thence with the line between said lots, northerly 260.7 feet to the corner of said Lot and of Lot Nos. 1 and 2; thence with the line between Lots Nos. 1 and 8, westerly 244.4 feet to the East margin of Brookwood Lane; thence with the margin of the same, southerly 241.3 feet to the beginning of a curve; and continuing with said Lane around a curve southeasterly 36.3 feet to the North margin of Gateway Lane; thence with the margin of the same, easterly 282.4 feet to the beginning.

**Being the same property conveyed to Craig V. Gabbert, Jr. and wife, Kay Cooper Gabbert, by** deed from John R. Broderick and wife, Patricia Broderick, of record in Book 7889, page 796, 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 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Plat Book 974, page 73, Register's Office for Davidson County, Tennessee.

3. Agreement as set out in the deed from Laura Lea Robertson, to Dorris R. Selley and wife, Ciciley O. Selley, dated August 8, 1946, of record in Book 1394, page 120, Register's Office for Davidson County, Tennessee, as follows:

   "Grantees agree that in order to maintain a high standard of residential beauty at Lealand, they will install a stoker or some other smoke saving device, will allow their plans for construction of their houses to be reviewed by Lealand's Board of Architects and will carefully read and abide by all of Lealand's restrictions."

This is improved property known as 1148 Gateway Lane, Nashville, TN 37220.

**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, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

**WITNESS** our hands this 13th day of June, 2005.

**CRAIG V. GABBERT, JR.**

**KAY COOPER GABBERT**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, , **CRAIG V. GABBERT, JR. AND WIFE, KAY CCOPER GABBERT**, the within named bargainosr, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 13th day of June, 2005.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007