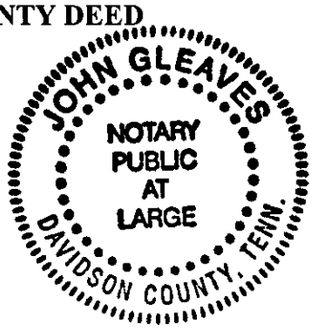
File No. 251001465

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~November 22, 2008~~ 7/29/06

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/23/05 14:43 2 pgs
Fees:13.00 Taxes:525.40

20051123-0142096

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Louisa E. Saratora	Franklin American Mortgage Company	072-04-0-170.00
(NAME)	(NAME)	
1511 Golf Street	501 Corporate Centre Drive, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	Franklin, Tennessee 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, Greg J. Gross and wife, Deborah L. Gross, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Louisa E. Saratora, unmarried, HEREINAFTER CALLED THE GRANTEE(S), their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the southerly 50 feet of the westerly part of Lot No. 11 and the northerly 20 feet of the westerly part of Lot No. 12 of Block A on the Plan of Inglewood Terrace, of record in Book 1130, Page 1, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 70 feet on the easterly side of Golf Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Greg J. Gross and wife, Deborah L. Gross by Warranty Deed dated March 15, 2004 of record in Instrument No. 20040324-0033190, Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement and/or Storm Drainage of record in Book 4191, Page 433; all matters shown on plat of record in Plat Book 1130, Page 1; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1511 Golf Street, Nashville, TN 37216
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 18th day of November, 2005.

Greg J. Gross

Greg J. Gross

Deborah L. Gross By: Greg J. Gross

Deborah L. Gross
BY: Greg J. Gross, Attorney-in-Fact Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Greg J. Gross the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 18th day of November, 2005.

Commission expires: ~~November 22, 2008~~ 7-10-07

MARY H. MCCLOUD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

~~Kim Gillespie~~ Notary Public
MARY H. McCloud

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 18th day of November, 2005, before me personally appeared Greg J. Gross, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Deborah L. Gross, and who acknowledged that he executed the same as the free act and deed of Deborah L. Gross.
Witness my hand at office this 18th day of November, 2005.

Commission expires: ~~November 22, 2008~~ 7-10-07

MARY H. MCCLOUD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

~~Kim Gillespie~~ Notary Public
Mary H. McCloud

File Number: 251001465

RETURN TO:
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066