Davidson County DEEDWARR
Recvd: 03/08/06 14:14 2 pgs
Fees:13.00 Taxes:925.00

20060308-0027118

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS **$250,000.00**

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

March 1, 2006.

NOTARY PUBLIC

COMMISSION EXPIRES:

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Craig John Koch and Louanne Bakich Koch, Trustee, of Craig John Koch Revocable Trust **1219 Dickerson Pike** **Goodlettsville, TN 37072**	**Same as new owner**	033-00-0-032.00

WARRANTY DEED

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, I/WE, **DONNA GOSNELL, UNMARRIED**

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CRAIG JOHN KOCH AND LOUANNE BAKICH KOCH, TRUSTEE, OF CRAIG JOHN KOCH REVOCABLE TRUST DATED JUNE 12, 1992**

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:

A tract of land in the 11th Civil District, (but assessed for taxes as being in the 10th District)of Davidson County, Tennessee, and being Lot No. 3 on the Map of the Re-Subdivision of Lot No. 6 on the Plan of the lots of Eppie Cunningham Lands and an 8-acres tract marked "Nancy A. Garrett" on the said plan, of record in book 58, page 56, Register's Office for said County, and described according to a copy of a survey made thereof by Erid Drake, County Surveyor, August 6, 1935, as follows:

Beginning at a point in the north margin of Dickerson Pike, the common corner of Lots 2 and 3; thence with the margin of said Pike north 57 degrees 45' 220 feet to the southwest corner of the Archie Smith Lands; thence along said Smith's west line, and along the east line of Lot No. 3, north 3 degrees 30' west 1307 feet to the south line of the Denny Lands; thence with the line of the south 83 degrees 15' west 184 feet to the corner of the lots Nos. 2 and 3; thence with the line between said lots south 30 degrees 30' west 1402.5 feet to the point of beginning, containing 4.79 acres.

Being the same property conveyed to Doyne Gosnell and wife, Donna Gosnell by Deed of record in Book 7830, Page 90 recorded 05/02/1989, Register's Office for Davidson County, Tennessee.

Doyne Gosnell having since deceased on the 7th day of September, 1996, a resident of Davidson County, Tennessee, and being survived by his spouse, Donna Gosnell.
SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.
THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:
1219 DICKERSON PIKE, GOODLETTSVILLE, TN 37072

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. Whenever 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, this date: 03/01/06

X Donna Gosnell
Donna Gosnell

LTSR Number:

GTE File: 2006020105

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Donna Gosnell with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged ~~he/she/they~~ executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 1st day of March, 2006.

JEFFREY M. GRISSOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

Commission Expires: _____

My Commission Expires JAN. 24, 2009

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I a personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, a corporation, and that _____as such _____ and _____being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such_____.

Witness my hand and official seal at office in _____, Tennessee on this the _____day of _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

On this _____day of _____, _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____, and acknowledged that _____ executed that same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument .for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____day of _____, _____.

_____
Notary Public

Commission Expires: _____