WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/14/06 14:01 2 pgs
Fees:13.00 Taxes:545.75

20060314-0029332

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRNSFER IS $147,500.00

Melissa Woodward
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2006

NOTARY PUBLIC AT LARGE AFFIX SEAL SUMNER COUNTY, TN

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/17/07

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC **109 CUDE LANE MADISON TN 37115**

Address New Owner(s) As Follows: Linda Goss	Send Tax Bills To: Same as owner	Map and Parcel Number:
2325 Riverside Drive	~~Same~~	072-07-0265.00
Nashville, TN 37216	P.O. Box 653 Lebanon TN	
(City) (State) (Zip)	(City) (State) (Zip) 37088	

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, **Lydia D. Bradford**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Linda Goss, as a single person**
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:

Being Lot No 62 on the unrecorded plan of the RM Dudley Subdivision, described according to a copy of a survey by Erie Drake Surveyor, Oct. 13, 1913 as follows:
Beginning at a point in the south margin of Riverside Blvd. at the northwest corner of the property conveyed to Dorothy Combs Welch and husband by deed from Lindley Murray, Jr. of record in Book 3317, Page 509, Register's Office for said County, being the corner of Lot Nos. 61 and 62; thence with Weltch's westerly line and the line between said lots, southeasterly 170 ft.to the northerly margin of an alley; thence with the northerly margin of said alley, westerly 50 ft. to the corner of Lot Nos. 62 and 63; thence with the line between said lots northwesterly 170 ft. to the south margin of Riverside Blvd; thence with the same in an easterly direction 50 feet to the beginning.

Being the same property conveyed to Lydia D. Bradford by Quit Claim Deed from James T. Bradford dated 05/06/98 and filed for record 03/02/98 in Book 11362, Page 210, Register's Office.

( )Unimproved
This is (X)Improved property known at: **2325 Riverside Drive**
Nashville, TN ~~37220~~ 37216

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 unemcumbered, 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 **2nd** day of **February** , 2006

Lydia D. Bradford

Lydia D. Bradford

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Lisa M. Vaske a Notary Public in and for said County and State, the within named ~~Bonnie Bobbitt Hamilton~~ named bargainor Lydia D. Bradford with whom I am personally aquainted or proved to me on the basis of satisfactory evidence,
and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee.
This 21st day of February, 2006

LISA M. VASKE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN

Notary Public

My Commission Expires: 3/17/07