Davidson County DEEDWARR
Recvd: 03/30/06 08:33 2 pgs
Fees:13.00 Taxes:315.55
20060330-0035880

Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
06-

GREGORY D. VADNER
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.

My Commission Expires JULY 24,2007

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85 284.00

VBDF
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF MARCH, 2006.

Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:
Mohammad M. Hossain
~~2425 Woodale Lane~~ 108 Ryan Ct.
Nashville, Tennessee 37207

SEND TAX BILLS TO:
new owner

MAP-PARCEL:
M 059-12-0 P 070.00

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, WE, **RONALD GOSSETT and wife, BARBARA A. GOSSETT**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MOHAMMAD HOSSAIN, MARRIED**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Section Two, Highland Trace Subdivision, of record in Book 5200, page 616, Register's Office for said County.

Said Lot No 97 fronts 55.0 feet on the southerly margin of Woodale Lane and extends back 145.1 feet on the easterly line and 175.0 feet on the westerly line to a deal line in the rear, measuring 87.3 feet thereon.

Being the same property conveyed to Ronald Gossett and wife, Barbara A. Gossett on 05/25/1990 by deed from Secretary of Housing & Urban Development, filed for record on 05/30/1990 in Book 8118, page 986, Register's Office for Davidson County, Tennessee.

~~Being the same property conveyed to Mohammad M. Hossain on XXXXXXXXX by deed from Ronald Gossett and wife, Barbara A. Gossett, filed for record XXXXXXXXXX, Instrument No. XXXXXXXXXXXXXX, Register's Office for Davidson County, Tennessee.~~

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 2425 Woodale Lane, Davidson County, Tennessee 37207

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 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 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 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 24 day of March, 2006.

Ronald Gossett

Barbara A. Gossett

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald Gossett and Barbara A. Gossett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 27 day of March, 2006.

GREGORY D. KROENER NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.
My Commission Expires JULY 24,2007

Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2005, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

_____
Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be, the within named bargainer, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself .

Witness my hand and official seal at office this _____ day of _____, 2006.

_____
Notary Public

Commission Expiration: