File #20060057

Davidson County DEEDWARR
Recvd: 05/02/06 11:13 2 pgs
Fees:13.00 Taxes:504.68

20060502-0050293

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,400.00

Margaret Louise Gossett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2006.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires May 24, 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret Louise Gossett	New Owner	MAP 42-11
(NAME)	(NAME)	PARCEL 15
503 N. Marthona Rd.		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Lila Anne Yates, unmarried, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Margaret Louise Gossett *hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
*unmarried

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Morningview Subdivision, Section Three, of record in Book 2083, page 112, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lila Anne Yates, unmarried by deed from O.W. Mealer and wife Lola M. Mealer of record in Book 6619, page 827, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2276, page 290, amended in Book 2300, page 473 and any and all matters shown on the Plan of record in Book 2083, page 112, all in the registers office for Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as 503 N. Marthona Rd., Madison, TN 37115
(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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 1st day of May, 2006.

Lila Anne Yates

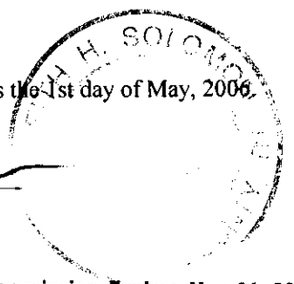
Lila Anne Yates

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Lila Anne Yates who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of May, 2006.



Notary Public

My Commission Expires: My Commission Expires May 24, 2009

(SEAL)

(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027