MAP 051-11-0A; PARCEL 00100CO

This Instrument Was Prepared By:

YOST ROBERTSON NOWAK PLLC
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 790-9678

Send Tax Bills To:
SAME AS NEW OWNER

New Owner:

HENRY C. STINSON, et ux.
301-A Wellington Court
Madison, TN 37115

Mortgagee:

None

Davidson County DEEDWARR
Recvd: 09/14/06 09:24 2 pg
Fees:13.00 Taxes:832.50
20060914-0113853

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GRANTOR, THELMA ELLEN GOSSETT, has bargained and sold and by these presents does transfer and convey unto HENRY C. STINSON and wife, ANN G. STINSON, Grantees, their heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

Land in Davidson County, Tennessee, being Lot No. 301 on the plan of Wellington Square, a Planned Residential Development, of record in Book 6250, page 675, Register's Office of Davidson County, Tennessee, as amended in Book 7013, page 106, said Register's Office, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Culley H. Gossett (aka Cullom H. Gossett) and wife, Thelma Ellen Gossett by QuitClaim Deed of Roy C. Acuff, an unmarried person, of record in Book 6794, page 591 as corrected by Deed of Correction of record in Book 6902, page 975, Register's Office of Davidson County, Tennessee. The said Culley H. Gossett (aka Cullom H. Gossett) died on February 1, 2006 and the subject property vested in Thelma Ellen Gossett by operation of law as the surviving tenant by the entirety.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantees that she is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: *1)* Subject to matters shown on the plan of Wellington Square of record in Book 6250, page 675, Register's Office of Davidson County, Tennessee; as amended in Book 7013, page 106, said Register's Office. *2)* Covenants, Conditions and Restrictions for Wellington Square as set forth in instrument of record in Book 6680, page 770, Register's Office of Davidson County, Tennessee. *3)* By-Laws of Wellington Square Homeowners' Association of record in Book 6680, page 794, Register's Office of Davidson County, Tennessee. *4)* Charter of Wellington Square Homeowners' Association, Inc. of record in Book 6712, page 30, Register's Office of Davidson County, Tennessee; as amended in Book 6987, page 986, Register's Office of Davidson County, Tennessee.; *5)* Deed of Conveyance for sanitary sewer granted to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 7026, page 938, Register's Office of Davidson County, Tennessee.; *6)* 2006 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantees when due and payable.

AND GRANTOR DOES FURTHER COVENANT and bind herself, her heirs and representatives, to warrant and forever defend the title to said property, to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 13 day of September, 2006.

Thelma Ellen Gossett
THELMA ELLEN GOSSETT

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said County, THELMA ELLEN GOSSETT, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of September, 2006.

Gale P. Guttrell
NOTARY PUBLIC

GALE P. GUTTRELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 3-28-2010

STATE OF Tennessee
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Two Hundred Twenty Five Thousand and no/100 Dollars ($225,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Henry C. Stinson
AFFIANT

Sworn to and subscribed before me this 13th day of September, 2006.

Gale P. Guttrell
NOTARY PUBLIC

GALE P. GUTTRELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 3-28-2010