Prepared by & Return To:
PROFESSIONAL ESCROW
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Brentwood, TN 37027

Davidson County DEEDWARR
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WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONNA FAYE GOSSETT(FORMERLY CLINARD)**, herein in after referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto undersigned, **DEBRA G. ROBBINS, A SINGLE WOMAN** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **DAVIDSON County, State of Tennessee**, and being described as follows, to-wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOW, TO WIT:¶ SAID PROPERTY LOCATED AT 140 VANDIVER DRIVE, MADISON, TENNESSEE, IS DESCRIBED HEREIN AS FOLLOWS:¶ BEING LOT NO. 24 ON THE UNRECORDED PLAN OF VANDIVER SUBDIVISION OF THE EAST 1/2 OF TRACT NO. 9 OF THE ANDERSON LAND, IN THE 11TH CIVIL DISTRICT OF SAID COUNTY DESCRIBED ACCORDING TO THE PLAN MADE BY EWELL ANDERSON IN JULY OF 1944 AS FOLLOWS:¶ BEGINNING AT A POINT IN THE NORTHEASTERLY MARGIN OF VANDIVER DRIVE AT THE COMMON CORNER OF LOTS NOS. 23 AND 24; THENCE ALONG THE MARGIN OF SAID DRIVE IN A NORTHWESTERLY DIRECTION 167 FEET TO A POINT; THENCE ALONG THE NORTHERLY LINES OF LOT NO. 24 SOUTH 88 DEGREES EAST 177 FEET TO A POINT AT THE LOW WATER MARK OF THE CUMBERLAND RIVER; THENCE ALONG THE LOW WATER LINES OF SAID RIVER IN A SOUTHEASTERLY DIRECTION 54.7 FEET TO THE CORNER OF LOTS NOS. 24 AND 23; THENCE ALONG THE LINE BETWEEN SAID LOTS IN A SOUTHEASTERLY DIRECTION 157.2 FEET TO THE POINT OF BEGINNING.¶

BEING THE SAME PROPERTY CONVEYED TO DONNA CLINARD BY DEED FROM R. N. PARRISH, JR., ET US, AND W. J. COLE, ET US, OF RECORD IN BOOK 7094, PAGE 242, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND ALSO BEING THE SSAME PROPERTY CONVEYED TO DONNA FAYE GOSSETT (FORMERLY CLINARD) BY DEED FROM CURTIS DALE CLINARD BY QUIT CLAIM DEED DATED 07-19-1986 AND RECORDED 08-07-1991 AS RECORDED IN BOOK 8415, PAGE 442, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE .

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 7th **day of** Oct, **20** 06.

Donna Faye Gossett
DONNA FAYE GOSSETT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **DONNA FAYE GOSSETT**, the within named bargainers, to me personally known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument on behalf of said corporation, and acknowledged that he executed the same as her free act and deed for the purposes therein contained.

Witness my hand and official seal this 7th **day of** Nov., **20**06

Lola A Taylor
Notary Public
My Commission Expires: 02-17-08

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE BEDFORD CO. TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$102,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Cheryl Radosa
Affiant

Subscribed and sworn to before me this 7th **day of** Nov., **20** 06 .

My Commission Expires: 02-17-08

Lola A Taylor
Notary Public
MAP AND PARCEL NUMBER: 043-12-0-051.00

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE BEDFORD CO. TENN.

ADDRESS NEW OWNER:
DEBRA G. ROBBINS
140 VANDIVER DRIVE
MADISON, TN 37115

SEND TAX BILLS TO:
Same