Davidson County DEEDWARR
Recvd: 11/22/06 10:25 2 pgs
Fees:13.00 Taxes:432.90
20061122-0145042

WARRANTY DEED

GREGG W. CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES: JAN 12, 2010

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$117,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of November, 2006.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robin Gates	**SAME**	**08309037800**
1408 Forrest Ave		
Nashville, Tn 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Williams B. Young and wife, Ruth Juanita Young

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robin D Gates, 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:

Being Lot No 40 and the west 16 -1/3 feet of Lot No. 39 on the Map of Lindsley's 29 acre tract, as of record in Book 57, page 66, Register's Office for Davidson County, Tennessee.

Said Lot and part of lots fronts 66-1/3 feet on the southerly side of Forrest Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to William B. Young and wife Ruth Juanita Young by deed from Cumberland Builders Inc., a TN Corp. dated 9/8/88 and recorded 9/9/88 in Book 7648, page 292, Register's Office for Davidson County, Tennessee.

This is improved (__x__) Unimproved (____) property, known as **1408 Forrest Ave, Nashville, Tn 37206**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this **15th** day of **November, 2006.**

Williams B. Young

Ruth Juanita Young

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Williams B. Young and wife, Ruth Juanita Young,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **15th** day of **November, 2006.**

_____
Notary Public

My Commission Expires:_____

GREGG W. CLARK
STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY
MY COMMISSION EXPIRES: JAN 12, 2010

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: **(615) 883-7543**