WARRANTY DEED

BOX 13
12953

Heidi Jo Clayton
Notary Public
My Comm. Exp
07/25/09
State Of
TENNESSEE
Davidson County

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-25-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Lee Mabry	First Franklin Financial Corp., an Op. Sub. of MLB&T Co., FSB ISAOA/ATIMA	83-10-280
(NAME)	(NAME)	
1812 Lakehurst Drive	320 Seven Springs Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Margaret Louise Gossett, Unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Lee Mabry, Unmarried and Michele M. Webber, Unmarried, as joint tenants with right of survivorship 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 part of a 10-1/4 acre tract as shown on the plan of Richardson Place, as of record in Book 547, Page 135, Register's Office for said County, described as follows:
Beginning on the westerly margin of North 20th, formerly North 19th Street, 103 feet south of the southerly margin of Lakehurst Drive; thence with the westerly margin of said Street, southwardly 120 feet to the northerly line of the property conveyed to Fred W. Tolmie by deed of record in Book 816, Page 380, said Register's Office; thence with Tolmie's northerly line, westwardly 130 feet to the southeast corner of the pro-party conveyed to Mrs. Mary Katherine Woodward by deed from Effie Sexton Oehmig and husband, of record in Book 1272, Page 207, said Register's Office; thence with Woodward's easterly line, northwardly 120 feet; thence eastwardly 130 feet to the beginning.

Being the same property conveyed to Margaret Louise Gossett, by deed of record in Book 4561, Page 9, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1812 Lakehurst Drive, Nashville, TN 37206

(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 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.

Davidson County DEEDWARR
Recvd: 03/14/07 13:25 2 pgs
Fees:13.00 Taxes:838.05

20070314-0031327

Witness my hand this 8th day of March, 2007.

Margaret Louise Gossett

Margaret Louise Gossett

STATE OF Tennessee

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret Louise Gossett with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of March, 2007.

Commission expires:

7/25/09

Heidi Jo Clayton

Notary Public

