**Return to: Box 10-B
Cohen & Cohen

PICK-UP

Davidson County DEEDWARR
Recvd: 04/24/07 14:35 2 pgs
Fees:13.00 Taxes:444.00
20070424-0048922

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value for this Transaction is $120,000.00

Affiant

Sworn to and subscribed before me this 23rd day of April, 2007

NOTARY PUBLIC

My Commission expires May 24, 2010

PAUL J. FEALK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Paul Fealk, UAW – GM Legal Services Plan, P.O. Box 1797, Spring Hill, TN 37174

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**TAX IDENTIFICATION NO:**
William Jasper 1427 McGavock Pike Nashville, TN 37216	new owner 1701 Talon Way Somerset, KY 45202	72-7-281

WARRANTY DEED

For and in consideration of the sum of $10.00, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GREGORY C. FOSSIE and wife, TINA A FOSSIE**, hereinafter called the Grantors, have bargained and sold, and do transfer and convey unto **WILLIAM JASPER, and MATTHEW JASPER as tenants in common with right of survivorship,** hereinafter called the Grantees, their heirs successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No.6 on the Map J.A. Demonbreun's Subdivision of Lots 75 to 81, inclusive of the R.M. Dudley's unrecorded 30 acre tract of record in Book 974, page 68, Register's Office for said County.

Said Lot No. 6 fronts 50 feet on the northwesterly side of Williams Ferry Road (now McGavock Pike), and runs back between lines 201.5 feet on the southwesterly line and 214 feet on the northeasterly line to a 15-foot alley, measuring 51 feet thereon.

Being the same property conveyed to Gregory C. Fossie from Franklin M. Jenkinsby deed of record on Book 7072, page 90, dated December 16, 1986, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Tina A. Fossie and Gregory C. Fossie by Gregory C. Fossie to create a tenancy by the entireties of record in Instrument number 20000621-0061708, said Register's Office.

This conveyance is made subject to:
1. 2007 taxes and/or assessments, which have been prorated and assumed by the Grantee.
2. All other easements, restrictions, encumbrances and all other matters of record in the Davidson County Register of Deeds Office.
This is improved property commonly known as 1427 McGavock Pike, Nashville, TN 37216

This deed was prepared from legal description of the property in prior deed.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, William Jasper and Matthew Jasper, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witnessed this 23d day of April, 2007.

Gregory C. Fossie

Gregory C. Fossie

Tina A. Fossie

Tina A. Fossie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, PAUL J. FEALK, the undersigned Notary Public in and for said County and State, the within named grantors, Gregory C. Fossie and Tina A. Fossie with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal, this 23d day of April, 2007.

Paul J. Fealk

Notary Public

PAUL J. FEALK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My commission expires : MAY 24, 2010