Davidson County DEEDWARR
Recvd: 01/03/08 13:47 3 pgs
Fees:17.00 Taxes:0.00

20080103-0000688

DEED

THIS DEED OF CONVEYANCE made and entered into on this 26th day of December, 2007, by and between **VALERIA COBB, married,** hereinafter known and referred to as **GRANTOR**, and **JOHN H. COBB AND VALERIA COBB, husband and wife,** whose tax mailing address is 103 Monticello Ave Goodlettsville TN 37072, hereinafter known and referred to as **GRANTEES;**

W I T N E S S E T H :

For and in consideration of the sum of **$1.00**, cash in hand paid by Grantees to Grantor, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and does by these presents alien, and convey, unto the Grantees, in fee simple, remainder to the survivor of them and unto his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

The following described premises situated in Davidson County, Tennessee, to wit:

Being Lot No. 3 on the plan of Gateway Subdivision, Section One, as of record in Book 3300, Page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same parcel conveyed to Valeria Cobb from John H. Cobb by virtue of a Deed dated December 28, 2004 recorded January 10, 2005 in Instrument No. 200501100003409 in Davidson County, Tennessee.

WITH THE APPURTENANCES THERETO.

APN: 034-09-0-046-00

TO HAVE AND TO HOLD, the above described tract of real estate, together with the improvements thereon and the appurtenances thereunto appertaining, aforementioned, unto the Grantees, in fee simple, remainder to the survivor of them and unto his or her heirs and assigns forever, with general warranty of Title; SUBJECT, HOWEVER, to all easements, covenants and restrictions of record, or apparent from visual inspection. Grantor hereby releases all curtsey and homestead interest to the property herein conveyed.

IN TESTIMONY WHEREOF, witness the hand of the Grantor herein, all on this the day and year first above written.

Valeria Cobb

GRANTOR

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 26th day of December, 2007, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered ~~by~~ VALERIA COBB.

SUZANNE A. MORAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

Suzanne A Moran
Notary Public

My Commission Expires January 3, 2011

My Commission Expires: 1/3/2011

IN THIS CONSIDERATION CERTIFICATE, the parties hereto do hereby certify that the above stated consideration in the sum of $1.00, is the true, correct, and full consideration paid for the property herein conveyed. I, or we, as Grantor (s) hereby swear or affirm that the actual consideration for this transfer is $1.00, to the best of Grantor's knowledge, information and belief.

Valeria Cobb

GRANTOR

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary Public, does certify that on this 26th day of December, 2007, the foregoing Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by VALERIA COBB.

SUZANNE A. MORAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

Suzanne A Moran
Notary Public

My Commission Expires January 3, 2011

My Commission Expires: 1/3/2011

Grantees' Address and Address All Tax Bills Are to Be Sent To:
John Cobb and Valeria Cobb
103 Monticello Ave.
Goodlettsville, TN 37072

PREPARER:

CLIFFORD A. BRANHAM, ESQ.
JOHN E. NORMAN, ESQ.
800 CORPORATE DRIVE #102A
LEXINGTON, KY 40503

APN Number: 034-09-0-046-00 Order No.: 3907483

EXHIBIT "A"

The following described premises situated in Davidson County, Tennessee, to wit:

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