17356

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 2009.

Notary Public
MY COMMISSION EXPIRES: 5/23/11

DOLORES E. MCBROOM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 05/23/2011

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113
NAME ADDRESS

| Address New Owner(s) as Follows: | Send Tax Bills To: |
|---|---|
| Preston Goss | New owner |
| (Name) | (Name) |
| 112 Due West Avenue | |
| (Street Address or Route Number) | (Street Address) |
| Madison, TN 37115 | |
| (City) (State) (Zip) | (City) (State) (Zip) |

Map-Parcel Number(s): 05108015500

FOR AND IN 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, I/WE, Timothy Townsend and wife, Cathy Townsend HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Preston Goss unmarried 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 Lot No. 7, MORNINGSIDE HEIGHTS, as shown on plat of record in Plat Book 1130, page 76 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Timothy Townsend and Cathy Townsend, husband and wife, by Special Warranty Deed from LaSalle Bank National Association, as Trustee for Securitized Asset Investment Loan Trust Mortgage Pass-through Certificates Series 2004-7, dated December 20, 2007, and recorded in Instrument No. 20071231-0148745, said Register's Office.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 112 Due West Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 his/her/their hand(s) this 21st day of December, 2009.

Seller

Timothy Townsend

Cathy Townsend

BILL GARRETT, Davidson County
Trans:T20090086829 DEEDWARR
Recvd: 12/28/09 15:04 2 pgs
Fees:13.00 Taxes:277.50
20091228-0117504

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Dolores E. McBroom Notary Public within and for the State and County aforesaid, the within named Timothy Townsend and wife, Cathy Townsend, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 21st day of December, 2009.

My commission expires 11/22/2010.

Notary Public:

DOLORES E. MCBROOM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05/23/2011