BILL GARRETT, Davidson County
Trans:T20100025732 DEEDWARR
Recvd: 04/29/10 15:18 4 pgs
Fees:22.00 Taxes:0.00
20100429-0032762

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
.150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Doc. 8420087 djl

# WARRANTY DEED

| Address New Owner(s) As Follows: | Send Tax Bills to: | Map Parcel Numbers: |
|---|---|---|
| Allen B. Kaiser<br>Joan L. Kaiser<br>6225 Bridlewood Lane<br>Brentwood, Tennessee 37212 | Same | Parcel ID: 10411005300 |

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged and in order to create a tenancy in common, we, ALLEN B. KAISER and JOAN L. KAISER, by these presents do hereby convey the property on Exhibit A hereto to JAMES C. GOOCH, his heirs and assigns.

AND JAMES C. GOOCH in order to create a tenancy in common does hereby convey the said property to ALLEN B. KAISER and wife, JOAN L. KAISER, as equal tenants in common, their heirs, and assigns.

The description on Exhibit A hereto is the same as that contained in the prior deed.

This is improved property known as 2807 Acklen Avenue, Nashville, Tennessee.

Said property is conveyed subject to any and all existing restrictions and easements of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. All grantors covenant that, subject to the matters set forth above, they are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

All grantors further covenant and bind themselves and their heirs to warrant and forever defend the title to said land to the respective grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

This deed is exempt from recordation tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(A)(iii).

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 22 day of April, 2010.

ALLEN B. KAISER

JOAN L. KAISER

JAMES C. GOOCH

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, ALLEN B. KAISER and JOAN L. KAISER, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of April, 2010.

Notary Public

DEBRA J. LaFORGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
11/2/11

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, JAMES C. GOOCH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of April, 2010.

Debra J. LaForge
Notary Public

My Commission Expires:
11/7/11

DEBRA J. LaFORGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## EXHIBIT A

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. 4, Block 4, on the Plan of Fairfax Place, as shown on plat of record in Plat Book 547, page 137 & 138, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Allen B. Kaiser and wife, Joan L. Kaiser, by deed of record instrument number 20040521-0059746, Register's Office of Davidson County, Tennessee.

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