BILL GARRETT, Davidson County
Trans:T20110026898 DEEDWARR
Recvd: 05/05/11 15:59 3 pgs
Fees:18.00 Taxes:210.90
20110505-0034789

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Brian Lee Gessler and
Iuliia Gubenko
3132 Earhart Road
Hermitage, TN 37076

MORTGAGEE
Robert B. Gessler and
Martha Gillis Gessler
620 Munn Lane
Nashville, TN 37214

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 098.00
PARCEL 030.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Daisy Oline Clark Foster by and through Dave Arnold Foster, Jr., her Conservator,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Brian Lee Gessler and wife, Iuliia Gubenko,** 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:

A tract of land situated in the 4th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the center of the Earhart Pike, same being the northeast corner of a tract of land now owned by F. C. Burnett, Jr. and wife, Fostena Burnett, thence running with the center line of the said Earhart Pike east 80 feet; thence slightly southeasterly with the center line of the said Earhart Pike 58 feet; thence southeasterly continuing with the center line of said Pike 80 feet; thence southeasterly another 80 feet, all continuing with the circular center line of the said Earhart Pike, to the northeast corner of the J. D. Foster and wife, Allie Mai Foster tract; thence 228 feet west along the northerly boundary of the said J. D. Foster and wife, Allie Mai Foster tract to the southeast corner of the F. C. Burnett, Jr. and wife, Fostena Burnett tract; thence northerly with the eastern boundary of the said Burnett property 154 feet more or less to the point of beginning in the center line of the Earhart Pike, containing 7/10th acre, more or less.

Being the same property conveyed to Dave A. Foster and wife, Daisy Clark Foster by Warranty Deed from J. D. Foster and wife, Allie Mai Foster, dated April 30, 1955 and filed of record in Book 2397, Page 285, Register's Office for Davidson County, Tennessee. The said Dave A. Foster died on June 11, 1974 leaving the said Daisy Clark Foster as the surviving tenant by the entirety and the property is being conveyed by Dave Arnold Foster, Jr. pursuant to an Order Appointing Permanent Conservator and by Probate Court Order as of record in Case No. 09P-1396, in the Probate Clerk's Office for Davidson County, Tennessee. Daisy Clark Foster and Daisy Oline Clark Foster are one and the same.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; easements, covenants and conditions.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **3132 Earhart Road Hermitage, TN 37076.**

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 Daisy Oline Clark Foster by and through her appointed Conservator, Dave Arnold Foster, Jr. does hereby covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and she does further covenant and bind herself, her 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.

Witness our hands this 4th day of May, 2011.

Daisy Oline Clark Foster by
Dave Arnold Foster Jr

Daisy Oline Clark Foster by
Dave Arnold Foster, Jr., Conservator

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dave Arnold Foster, Jr., 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 this 4th day of May, 2011.

Janel L Johnson
NOTARY PUBLIC

My Commission Expires: 3/2/15

JANEL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $57,000.00.

Brian Dessler
AFFIANT

Subscribed and sworn to before me this 4th day of May, 2011.

NOTARY PUBLIC

My Commission Expires: 7-3-12

PATTY WHITEHEAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 7-3-12