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RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
November 7, 2012
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $30,000.00.

Affiant

Subscribed and sworn to me on July 20, 2011.

NOTARY PUBLIC

BILL GARRETT, Davidson County
Trans:T20110045245 DEEDWARR
Recvd: 07/26/11 14:01 3 pgs
Fees:18.00 Taxes:185.00
20110726-0057177

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jeremy Thompson 106 Garrett Drive Goodlettsville, TN 37072	SAME ADDRESS AS NEW OWNER	120-14-185 (part of) 134-02-002 (part of) 134-02-046

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mike Gasser and Emery Gasser, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Jeremy Thompson, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract No. 1: (Portion of 120-14-185)

Land in the 2nd Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the centerline of the oiled road or highway known and designated as the Currey Road in the northeast corner of this lot and the northwest corner of a lot heretofore sold to Dr. S. B. Smith and wife, Lucy Currey Smith, and running thence with the center of said road, North 89 deg. West 50 feet to a point in the middle of said road, this being the northwest corner of the lot herein conveyed; thence South 1-3/4 deg. West 210 feet to the southwest corner of this lot; thence South 89 deg. East 50 feet to an iron peg, the southeast corner of this lot and the southwest corner of other property owned by the grantees herein, this being a lot 50 feet by 210 feet and being a part of the property conveyed to Lucy Currey Smith by Deed of John H. Currey, et al, dated November 26, 1934, of record in Deed Book 966, page 182, in the Register's Office for Davidson County, Tennessee.

Tract No. 2: (Portion of 120-14-185)

Being a 0.59, more or less, acre tract of land lying in the 2nd Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point, said point being the most southeasterly corner of the George L. Gasser, et ux, property of record in Book 1195, page 104, in the Register's Office for Davidson County, Tennessee; thence with said Gasser's southerly line, North 87 deg. West 260 feet to a point in the easterly line of the Freeman Harding, et ux, property of record in Book 4819, in said Register's Office; thence with the easterly line of said Harding property, South 3 deg. 30 min. West a distance of 99.00 feet to a point, said point being a northwesterly corner of the Nora Lee Gasser property of record in Book 3762, page 98, in said Register's Office; thence leaving Harding's easterly line and with the common line of the herein described tract and said Nora Lee

Gasser's property, South 87 deg. East 260 feet to a point; thence continuing North 3 deg. 15 min. East a distance of 99.00 feet, more or less, to the point of beginning, containing 0.59 acres, more or less.

Tract No. 3: (134-04-002 & Pt. of 120-14-185 / 134-02-046)

A tract of land in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point center of Currey Road at the northeast corner of said tract in the east margin of a 20 feet alley or roadway; thence South 3 ¼ deg. West 600 feet to a point even with Davis' southerly southeast corner; thence North 87 deg. West 20 feet to the David southeast corner; thence North 3 deg. East 265 feet with Davis' line to a point 125 feet from Gasser's southeast corner, shown in Deed Book 1195, page 104, in said Register's Office; thence 87 deg. West 258.9 feet to a point 122.7 feet from said Gasser's southwest corner; thence North 3 deg. East 23.7 feet to a point 99 feet from Gasser's southwest corner; thence South 87 deg. East 260 feet to west margin of 20 foot alley; thence North 3-1/4 deg. East 335 feet to center of Currey Road; thence South 89 deg. East 20 feet to the point of beginning.

Being the same property conveyed to Emery Gasser and Mike Gasser by Quitclaim Deed from George Louis Gasser, Jr., Juan Lee Gasser, and Gwendolyn G. Miller, being the heirs-at-law of Nora Lee Gasser, deceased, of record as Instrument No. 20110614-0045531, Register's Office for Davidson County, Tennessee.

Tract No. 4: (Portion of 134-02-046)

Being a 0.314, more or less, acre tract of land lying in the 2nd Civil District of Davidson County, Tennessee, more particularly described as follows:

Starting at a point in the center line of Currey Road, said point being the most northeasterly corner of Nora Lee Gasser property of record in Book 3762, page 98, in the Register's Office for Davidson County, Tennessee; thence with the easterly line of said Nora Lee Gasser property, South 3 deg. 15 min. West a distance of 335 feet to a point; thence North 87 deg. West a distance of 88.00 feet to a point; thence North 3 deg East a distance of 161.00 feet to a point; thence North 87 deg. West a distance of 85.00 feet to a point; thence South 3 deg. West a distance of 161 feet to a point on the northerly line of the Freemon Harding, et ux, property, of record in Book 4819, page 299, in said Register's Office; thence with said Harding's northerly line, South 87 deg. East a distance of 85.00 feet to the beginning, containing 0.314 acres, more or less.

Being the same property conveyed to Emery Gasser and Mike Gasser by Quitclaim Deed from George Louis Gasser, Jr. and wife, Virginia M. Gasser, of record as Instrument No. 20110614-0045529, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2011 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1231, 1233 & 1283 Currey Road, Nashville, TN 37217.

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, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 on July 20, 2011.

Mike Gasser

Emery Gasser

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 20, 2011, before me personally appeared Mike Gasser and Emery Gasser to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on July 20, 2011.

NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
November 7, 2012
STATE OF TENNESSEE