Hurley, Herbert & Crawford
Jor, L & C Tower

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
83-4-188 83-4-189	Mr/Mrs Floyd Robinson	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
15DA 50725 15DA 50730	424-426 Rosebank Avenue	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, FLORENCE SCUDDER LAMBERT, a widow

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto FLOYD E. ROBINSON, SR., and wife, JOYCE R. ROBINSON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT I: Being Lot No. 6 on the Plan of Rosebank Subdivision of the J.W.C. Church tract as of record in Book 547, page 48.

Said Lot No. 6 fronts 101 feet 3 inches on the northerly side of Rosebank Avenue and extends back northerly with the westerly margin of Preston Avenue 400 feet to the southerly line of Lot No. 21 in said plan and measures 91 feet 6 inches wide on said line.

TRACT II: Being the easterly part of Lot No. 5 on the Plat of Rosebank Subdivision of the J.W.C. Church Tract, as of record in Book 547, page 48, described according to a survey made by Ralph W.C. Lambert, October 18,1951, as follows: BEGINNING on the northerly margin of Rosebank Avenue at the southeast corner of Tract No. 2 conveyed to Mary Rohrbach by deed from Edward Gasser and wife, as of record in Book 848, page 174; thence with her easterly line northwardly 400 feet to the southerly line of Lot No. 21; thence with said line easterly 76.125 feet to the corner of Lots 5 and 6; thence with the line between said two lots southwardly 400 feet to the northerly margin of Rosebank Avenue; thence with said Avenue, westwardly 77.125 feet to the beginning.

Being the same property conveyed to Luther Samuel Lambert and wife, Florence Scudder Lambert, by deed from Annie Bell Scudder as of record in Book 3792, page 504, as to Tract I, and of record in Book 3792, page 506, as to Tract II, the said Luther Samuel Lambert having since died.

ANNIE BELL SCUDDER joins in this conveyance to convey all right, title and interest she may have in and to the above described property as reserved a life estate as set out in deed of record in Book3792, page 504 and Book 3792, page 506.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except for 1977 taxes which have been prorated and assumed by Grantees herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 1st day of March, 1977.

Annie Bell Scudder

Florence Scudder Lambert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named Florence Scudder Lambert and Annie Bell Scudder the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 1st day of March, 1977.

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

STATE OF
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 34,500.00

X Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March 77

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL) Notary Public

D 92269

IDENTIF. REFERENCE

MAR 7 11 27 AM '77

FEE - REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM FLORENCE SCUDDER LAMBERT

TO FLOYD E. ROBINSON, SR., AND WIFE

3-77		CONV	34,500.00		
3-77		S'TAX	B*	89.70	
3-77		PR'FEE	B*	.50	
3-77		W'DEED	B*	4.00	* 94.20

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public