BOOK 6763 PAGE 435

ADDRESS NEW OWNER:
James Todd Robinson, et ux
6016 Ashland Dr.
Nashville, TN 37215

SEND TAX BILLS TO:
same

MAP / PARCEL NOS:
Map 144-15
Par 63

WARRANTY DEED

For good and valuable consideration paid and received, the Grantor, JAMES H. ROBINSON, has bargained and sold and by these presents does transfer and convey unto the Grantees, JAMES TODD ROBINSON and wife, SANDRA G. ROBINSON, their heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 432 on the Plan of Hillsboro Park, Section 4, of record in Book 2331, page 142, Register's Office for said County.

Said Lot No. 432 fronts 203 feet on the southerly side of Ashland Drive and runs back between lines, 173.7 feet on the easterly side and 285 feet on the westerly side, to a line at the rear on which it measures 228.9 feet.

Being the same property conveyed to James H. Robinson and wife, Hazel W. Robinson, by deed from Alfred T. Adams, Jr. and wife, Peggy K. Adams, of record in Book 3912, page 23, said Register's Office, the said Hazel W. Robinson having since died.

This is improved property known as 6016 Ashland Drive, Nashville, TN 37215.

Said property is conveyed subject to restrictions, easements and setback lines of record, and to the lien of 1986 taxes.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns, forever. And the Grantor covenants with the Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Frances N. Robinson, the spouse of James H. Robinson, joins herein and conveys to the said Grantees all right, title and interest she may have in said property by reason of the existing marital relationship.

Witness our hands this 1st day of January, 1986.

James H. Robinson
James H. Robinson

Frances N. Robinson
Frances N. Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15TH day of January, 1986, before me personally appeared James H. Robinson and wife, Frances N. Robinson, to me known 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. In witness whereof, I have hereunto set my hand and official seal of office.

My commission expires 1-19-86

John J. Archer
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The greater of the property value or actual consideration for this transfer is $120,000.00.

James Todd Robinson
Affiant

Sworn to and subscribed before me
this 15TH day of January, 1986.

My commission expires 1-19-86

John J. Archer
Notary Public

This instrument was prepared by John J. Archer, Attorney

391 01/16 310.50- CHECK

6.9207.

IDENTIFICATION REFERENCE

JAN 16 9 39 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

BOOK 6763 PAGE 436

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6763 PAGE 437

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			120000.00- CONT.	
			312.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 318.50-	
629	AD1	1/16/86	BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69207

IDENTIFICATION REFERENCE

JAN 16 9 09 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 211032