THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P.O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

# WARRANTY DEED

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Randy W. Robertson<br>4009 Dunbarton Dr.<br>Nashville, Tn 37207 | Same as New Owner | Map 25-4<br>Parcel 121<br>Field Book GO 21066 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ESSEX DEVELOPMENTS, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto RANDY W. ROBERTSON, a single person, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 8 on the Plan of Franklin Heights, Phase I, Section II of record in Plat Book 6900 at page 856, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Essex Developments, a Tennessee Partnership composed of Richard W. Uselton and Fred Scott, General Partners, by deed from Mary Frances Prowse, a single person, of record in Book 7571, page 447, Register's Office for said County.

This is unimproved property on McCoin Drive, Goodlettsville, TN 37072.

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 the GRANTOR, does covenant with the said GRANTEE, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Taxes for the year 1995, which are a lien but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.
2. Subject to Restrictive Covenants of record in Book 7775, page 93, said Register's Office.
3. Subject to any and all matters as they may appear on the plan of record in Book 6900, page 856, said Register's Office.
4. Subject to easement for sanitary sewers granted to the City of Goodlettsville of record in Book 4362, page 992, said Register's Office.
5. Subject to easement for water main granted to Madison Suburban Utility District of record in Book 7825, page 539, said Register's Office.
6. Subject to easement for ingress and egress of record in Book 7866, page 192, said Register's Office.

And the GRANTOR, does further covenant and bind itself, its successors, representatives or 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.

95 JUN 12 AM 10:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
0068833
IDENTIF. + REFERENCE

RICHARD W. USELTON executes this Warranty Deed as Attorney-in-Fact for FRED SCOTT, under a Power of Attorney of record in Book 8396, page 165, Register's Office for Davidson County, Tennessee.

WITNESS our hands on this the 8th day of June, 1995.

"GRANTOR" "GRANTEE"

ESSEX DEVELOPMENTS, a Tennessee Corporation

BY: _____ Randy W. Robertson
RICHARD W. USELTON, General Partner RANDY W. ROBERTSON

BY: _____
FRED SCOTT, General Partner
By: RICHARD W. USELTON, Attorney In Fact

9849 06/12 0101 03CHECK 53.40

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RANDY W. ROBERTSON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 8th day of June, 1995.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/95

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared RICHARD W. USELTON, with whom I am personally acquainted and who acknowledged himself to be a General Partner of ESSEX DEVELOPMENTS, the bargainor, a partnership, and as such General Partner, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the partnership by himself as General Partner.

WITNESS my hand and official seal, this the 8th day of June, 1995.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/95

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 8th day of June, 1995, before me, personally appeared RICHARD W. USELTON, to me known to be the person who executed the foregoing instrument on behalf of FRED SCOTT, and acknowledged that he executed the same as the free act and deed of the said FRED SCOTT.

WITNESS my hand and official seal this the 8th day of June, 1995.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/95

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

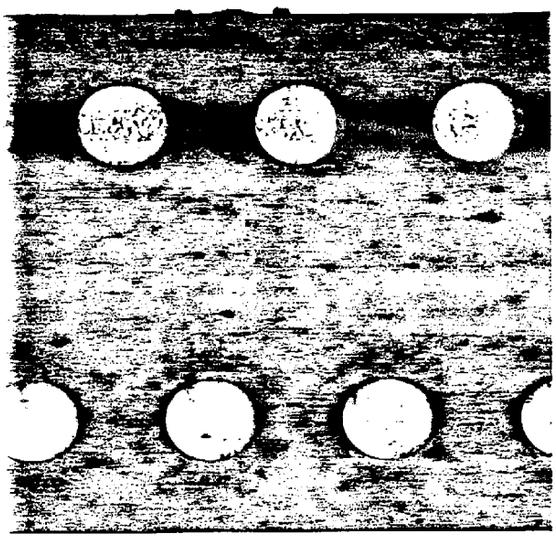
The actual consideration or value, whichever is greater, for this transfer is $12,000.00.

Randy W. Robertson
Affiant

Sworn to and subscribed before me, this the 8th day of June, 1995.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/95



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

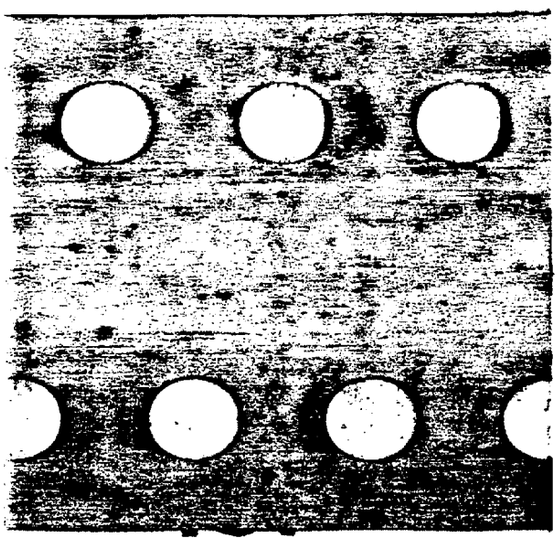
RECEIVED OF _____

FOR _____

BOOK 9697 PG 144

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|



CAMT 12000.00
CON TX 44.40
PRFEE 1.00
WDEED 8.00
TOTAL 53.40
CHECK 53.40

06/12/95 01 10:21 0001 9849

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0068833
IDENTIF. ↑ REFERENCE

95 JUN 12 AM 10: 17
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 919107