BOOK 9986 PG 811

This instrument prepared by: Robert A. Anderson
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215-2874

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map and Parcel:
Jerry M. Roberts and Anna M. Grupke 1403 Clifton Lane Nashville, Tennessee 37215	same	Map 118-7 Parcel 176

For and in consideration of the sum of Ten and 00/100----------($10.00)----------DOLLARS, and other good and valuable consideration, IRVIN R. LEVINSON, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto the said JERRY M. ROBERTS and wife, ANNA M. GRUPKE, hereinafter referred to as Grantees, their successors, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 10 of Block "E", on the Map of Berry Hill Garden, as of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

Said Lot 10 fronts 62.95 feet on the easterly side of Columbine Place and runs back 138.4 feet on the northerly line and 138.9 feet on the southerly line to a dead line in the rear, measuring 52.5 feet thereon.

Being the same property conveyed to Irvin R. Levinson by Deed from Florence Levinson of record in Book 7889, Page 995, Register's Office for Davidson County, Tennessee.

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 I do covenant with the Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And I do further covenant and bind myself, my 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.

0162507
IDENTIF. & REFERENCE

96 MAR 21 PM 1:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value whichever is greater, for this transfer is $58,500.00.

Affiant

Subscribed and sworn to before me, this the 21 day of March, 1996.

NOTARY PUBLIC

My Commission Expires: 11/20/96

This is improved property known as 2812 Columbine Place, Nashville, Tennessee.

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.

Witness my hand this 18th day of March, 1996.

Irvin R. Levinson
IRVIN R. LEVINSON

STATE OF TEXAS)
COUNTY OF Grant)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Irvin R. Levinson, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Fort Worth, Texas, this 18th day of March, 1996.

DIANE M. REYNOLDS
NOTARY PUBLIC
STATE OF TEXAS
My Comm Exp 1-25-97

Notary Public

My Commission Expires: 1-25-97

1002 13/21 0101 03CHECK 225.45



FELIX A.
REGISTER OF DAVI-
NASHVILLE, TENNES.

RECEIVED OF _____

FOR _____

BOOK 9986PG813

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

CAMT 58500.00
CON TX 216.45
PRFEE 1.00
WDEED 8.00
TOTAL 225.45
CHECK 225.45

03/21/96 01 13:57 0001 1002

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0162507
IDENTIF. ← REFERENCE

96 MAR 21 PM 1:53

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1019044