0179282 56

BOOK 10042 PG 140 IDENTIF. ↑ REFERENCE

WARRANTY DEED

96 MAY -7 AM 9:14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the **30th** day of **April, 1996** by and between

MICHAEL E. ROBBINS and JACQUELINE B. ROBBINS, HUSBAND AND WIFE ,

hereinafter referred to as Grantor, and

BOBBY F. WARREN and SHIRLENE WARREN, HUSBAND AND WIFE ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN THE 12TH, FORMERLY THE 17TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 1ON THE PLAN OF THE SUBDIVISION OF THE LANDS OF WILLIAM PHILLIPS, AS OF RECORD IN BOOK 57, PAGE 21, REGISTER'S OFFICE, AND BEING KNOWN AS LOT NO. 207 ON THE UNRECORDED MAP SHOWING THE SUBDIVISION OF PART OF SAID LOT 1 AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF MAPLEWOOD LANE, 63 FEET EAST OF THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO GILBERT H. DOUGLAS, BY DEED OF RECORD IN BOOK 2104, PAGE 382; BEING THE COMMON CORNER OF LOTS NOS. 205 AND 207; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTH 6 DEGREES 25' EAST 240 FEET TO A POINT; THENCE SOUTH 83 DEGREES 35' EAST 63 FEET TO THE CORNER OF LOTS NOS. 207 AND 209; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTH 6 DEGREES 25' WEST 240 FEET TO THE CENTERLINE OF MAPLEWOOD LANE; THENCE WITH CENTERLINE OF THE SAME, NORTH 83 DEGREES 35' WEST 63 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL E. ROBBINS ET UX JACQUELINE B. ROBBINS BY DEED OF RECORD IN BOOK 8434, PAGE 64, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
BEING ALL THE SAME PROPERTY CONVEYED TO MICHAEL E. ROBBINS ETUX, JACQUELINE B. ROBBINS BY DEED FROM EVA CHERRY SETTLES, A WIDOW OF RECORD IN BOOK 8434, PAGE 64 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORD PLAN AND TOT HE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend 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.

BOOK 10042 PG 141

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Michael E. Robbins
MICHAEL E. ROBBINS

Jacqueline B Robbins
JACQUELINE B. ROBBINS

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **MICHAEL E. ROBBINS and JACQUELINE B. ROBBINS, HUSBAND AND WIFE** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **April, 1996.**

Notary Public

Commission Expiration: 5/30/99

MARTHA ANN BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$69,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Bobby F Warren
Affiant

Subscribed and sworn to before me this **30th** day of **April, 1996.**

Notary Public

Commission Expiration: 5/30/99

MARTHA ANN BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
NASHVILLE ESCROW CO.
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

SEND TAX BILLS TO:
BOBBY F. WARREN
SHIRLENE WARREN
207 MAPLEWOOD LANE
NASHVILLE TN 37207

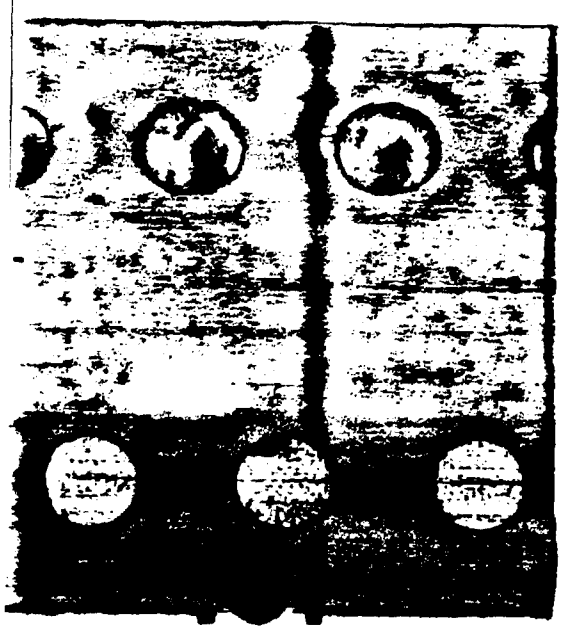
PROPERTY ADDRESS:
207 MAPLEWOOD LANE
NASHVILLE TN 37207

MAP PARCEL NUMBER
60-4-27/12DZ-9920

3879 05/07/96 01:01 03CHECK 266.15

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10042 PG 142

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	69500.00
			CON TX	257.15
			PRFEE	1.00
			WDEED	8.00
			TOTAL	266.15
			CHECK	266.15

05/07/96 01 09:17 0001 8879

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0179282
IDENTIF. # REFERENCE

96 MAY -7 AM 9:14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1036888