0241934

IDENTIF. ↑ REFERENCE

Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road: P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

96 OCT 31 AM 10:54

REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (jb) Title No: 38352
Dav. Co. File: Box 8

BOOK 10243 PG 826

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Christopher L. Wood Patricia M. Wood 1502 17th Avenue S. Nashville, Tennessee 37212	Christopher L. Wood Patricia M. Wood 1707 Division St., Ste. 103 Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 104-8-297

RE-RECORD

BOOK 10243 PG 862

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John H. Robinson, Ethel J. Robinson and James Martin Robinson, as Tenants in Common, with an undivided one-third (1/3) interest to each, with rights of survivorship,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher L. Wood and spouse, Patricia M. Wood,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being part of Lot No. 47 in O. B. Hayes Plan of large lots, called Rokeby, as of record in Book 21, page 87, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of 17th Avenue South, formerly Addition Street, at the northwest corner of a part of said Lot no. 47 conveyed by John E. Shelton and wife, to Estella J. Dodd by deed of record in Book 621, page 620, said Register's Office; thence with said Dodd's north eastwardly 152-1/2 feet, more or less, to a proposed alley; thence with the westerly margin of said alley northwardly 50 feet; thence westwardly parallel with said Dodd's north line 152-1/2 feet, more or less to the easterly margin of said Avenue; thence with the easterly margin of said avenue southwardly 50 feet to the beginning.

BEING the same property conveyed to John H. Robinson, Ethel J. Robinson and James Martin Robinson, as tenants in common, with an undivided one-third (1/3) interest to each, with rights of survivorship.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to restrictive covenants of record in Book 670 Page 504 said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 1502 17th Avenue S., Nashville, Tennessee 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

unless otherwise herein set out.

BOOK 10243 PG 827

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of October, 1996.

John H. Robinson
John H. Robinson

Ethel J. Robinson
Ethel J. Robinson

James Martin Robinson
James Martin Robinson

RE-RECORD

BOOK 10243 PG 863

State of Tennessee
County of Davidson

On this 30th day of October, 1996, before me the undersigned authority, personally appeared **John H. Robinson, Ethel J. Robinson** and **James Martin Robinson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 242000.00

Christopher L Wood
Affiant

Sworn and subscribed before me on the 30th day of October, 1996.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

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IDENTIF. & REFERENCE
RE-RECORD
96 NOV -5 AM 9:41
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

5298 10/31 0101 03CHECK 904.40

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