BOOK 10847 PG 768

98 MAR 20 PM 2:07

0414943

IDENTIF. & REFERENCE

MAIL ENV.

THIS INSTRUMENT PREPARED BY:
James David Leckrone
3100 West End Avenue Suite 1050
Nashville, Tennessee 37203

New Owner:	**Tax Bills To:**	**Map/Parcel No:**
265 White Bridge Road, LLC	**Same**	**103-2-119**
306 Orlando Ave.		
Nashville, TN 37209		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Richard Robison,** unmarried, ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **265 White Bridge Road, LLC,** a Tennessee Limited Liability Company, ("Grantee" herein), its heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson Count, Tennessee, being a part of Lot 22 on the Map of the C.C. Vernon Farm, as of record in Book 161, Page 164, Register's Office for said County, and more particularly described by survey of Stanford and Associates, Inc., dated December 21, 1979, as follows:

BEGINNING at a concrete monument in the westerly margin of White Bridge Pike, said monument being located 522 feet more or less, southe of the intersection of White Bridge Pike with the center line of Burgess Avenue and also being the southeast corner of the property conveyed to Robert Robison and wife, by deed of record in Book 3708, page 573, said Register's Office, thence with the westerly margin of said Road, South 10 degrees 45' E 57.0 feet to an iron pine, the northeast corner of the property conveyed to Mabel P. Bulla by deed of record in Book 3646, Page 554, said Register's Office, thence with Bulla's north line South 78 degrees 34' 22" West 233.72 feet to an iron pin at the northwest corner of said Bulla Property; thence North 10 degrees 13' 09" West 57.0 feet to an iron pin, the southwest corner of the aforementioned Robison property, thence with Robison's southerly line, North 78 degrees 34' 14" East 233.19 feet to the point of beginning and containing 0.3 acres, more or less.

Being the same property conveyed to Richard Robison by deed of record in Book 7907, Page 698, Register's Office for Davidson County, Tennessee.

The legal description and state of the title have been furnished to the draftsman from the record. The draftsman assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior deed conveying this property to Grantor.

This is improved property known as 267 White Bridge Road.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, its heirs, successors, and assigns, forever, and GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for:

Subject to unrecorded Lease dated March 1, 1987, between William C. Brackman and wife,

Mary D. Brackman, Lessor, and James C. Brackman, Lessee; rights of others in a 10-foot gravel drive along the southerly line as shown on a survey of Stanford & Associates, dated 12/21/79; all matters shown on the Plan of record.

And Grantor does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, 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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand as of this 19 day of March 1998.

Richard Robison, unmarried, Grantor

98-03-0078 0101 03CHECK 730.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of March, 1998, before me personally appeared Richard Robison, known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Notary Public
My Commission Expires: 5/30/99

NOTARY PUBLIC AT LARGE

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer, is $ 195,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of March, 1998.

Notary Public

My commission expires: 5/30/99

NOTARY PUBLIC AT LARGE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10847 PG 770

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	
				195000.00
			CON TX	721.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	730.50
			CHECK	730.50

03/20/98 01 14:05 0001 8763

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04114943
IDENTIF. # REFERENCE
98 MAR 20 PM 2:07
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1269107