56

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

BOOK 11477 PG. 802

THIS INDENTURE, made and entered into as of the **27th** day of **April, 1999** by and between

WAYNE ROBERTSON and SANDRA ROBERTSON, HUSBAND AND WIFE ,

hereinafter referred to as Grantor, and

GUY ATKINS, UNMARRIED ,

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:

BEING LOT NO. 122 ON THE PLAN OF RESUBDIVISION OF RIVER TRACT ESTATES, PHASE 1, SECTION 2, OF RECORD IN PLAT BOOK 6900, PAGE 741, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

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

BEING ALL THE SAME PROPERTY CONVEYED TO WAYNE ROBERTSON AND WIFE, SANDRA ROBERTSON, BY DEED FROM I. ELENA SCHWANKE AND TRINA L. WATSON, BOTH UNMARRIED, OF RECORD IN BOOK 8365 PAGE 165 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, his/her 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 RECORDED PLAN AND TO THE 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.

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.

0586641

IDENTIFICATION REFERENCE

99 MAY 13 PM 1:31

REGISTER
DAVIDSON COUNTY, TN.

RECORDED TAX EXEMPT

02-203

Wayne Robertson
WAYNE ROBERTSON

Sandra Robertson
SANDRA ROBERTSON

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 11477 PG. 803

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **WAYNE ROBERTSON and SANDRA ROBERTSON, 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 **27th** day of **April, 1999**.

Notary Public

Commission Expiration: My Commission Expires May 26, 2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

. . . . . .

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 **$78,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **27th** day of **April, 1999**.

Notary Public

Commission Expiration: My Commission Expires May 26, 2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD NASHVILLE, TN. 37215	GUY ATKINS 3036 DELTA QUEEN DRIVE NASHVILLE, TN 37214	3036 DELTA QUEEN DRIVE NASHVILLE, TN 37214 MAP PARCEL NUMBER 62-2-A-122

WD-MULTI.DOC
File No. 99-429

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

NASHVILLE ESCROW CO.
Title Co. T.G. No.

EXHIBIT "A"

Legal Description

BOOK 11477 PG. 804

BEING LOT NO. 122 ON THE PLAN OF RESUBDIVISION OF RIVER TRACT ESTATES, PHASE 1, SECTION 2, OF RECORD IN PLAT BOOK 6900, PAGE 741, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED UNTO WAYNE ROBERTSON AND WIFE, SANDRA ROBERTSON BY DEED FROM I. ELENA SCHWANKE AND TRINA L. WATSON, BOTH UNMARRIED, OF RECORD IN BOOK 8365, PAGE 165, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WR
SR

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11477 PG. 805

0586641

IDENTIFICATION REFERENCE

99MAY 13 PM 1:31

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

AMT	70000.00
CON TX	288.60
PRFEE	1.00
MTEE	12.00
CFEE	2.00
TOTAL	303.60
CHECK	303.60

05/13/99 01 13:34 0001 5692

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1460331