WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 289,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August, 1999

Notary Public

MY COMMISSION EXPIRES: Ex 03/24/2001
(AFFIX SEAL)

NOTARY PUBLIC SCOTT JUGGS DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James R. Robers (NAME)	SAME (NAME)	MAP 130-07
4729 Benton Smith Road (ADDRESS)	(ADDRESS)	PARCEL 79
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Russell B. Porter, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Robers and wife, Donna M. Robers

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Resubdivision of Plan of Royal Oaks, of reocrd in Book 1424, page 31, Register's Office for Davidson County, Tennessee to which Map reference is hereby made for a more complete description thereof.

Being the same property conveyed to Russell B. Porter by deed from Nathaniel J. Greene and spouse, Kimberly Greene, of record in Book 8822, page 275, said Register's Office.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1424, page 31, said Register's Office; (c) restrictive covenants of record in Book 2086, page 1, Book 2496, pages 355 - 371 and Book 3877, page 494, said Register's Office; and sewer easement of record in Book 5258, page 558, said Register's Office.

unimproved ( )
This is improved (X) property, known as 4005 Iroquois Avenue, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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. Wherever 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 9th day of August 1999

Russell B. Porter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Russell E. Porter, unmarried

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 Nashville, Tennessee, this 9th day of August, 1999.

Commission expires _____

Notary Public

Exp. 03/24/2001

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public

0622618

IDENTIF. → REFERENCE

99 AUG 10 PM 12:43

WILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

4272 08/10 0101 03CHECK 1080.30

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11613 PAGE 698

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

06226118
IDENTIF. ↑ REFERENCE

99 AUG 10 PM 12:43

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

		CAMT	
			289000.00
		CON TX	1069.30
		PRFEE	1.00
		WDEED	8.00
		CFEE	2.00
		TOTAL	1080.30
		CHECK	1080.30
08/10/99	01	12:42	0001 4272

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1502449