4
H

BOOK 11629 PAGE 209

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 38197 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS $ 308,000.00.

Carol Ann Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF AUGUST, 1999.

Notary Public

MY COMMISSION EXPIRES: 3/24/01

FREDERICK J. NAVIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
CAROL ANN SMITH **6325 ROBIN HILL ROAD** **NASHVILLE, TENNESSEE 37205**	SAME	115-15-72 8DZ 70790

FOR AND IN 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 **WILLIAM R. RUBINO AND SPOUSE, LEAH K. RUBINO**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAROL ANN SMITH, UNMARRIED**
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:

0744 08/20 0101 03CHECK 1150.60

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 89 ON THE PLAN OF WEST MEADE FARMS, INC., SECTION "E", OF RECORD IN BOOK 1835, PAGE 70, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 89 FRONTS 237.0 FEET ON THE SOUTHEASTERLY MARGIN OF ROBIN HILL ROAD AND EXTENDS BACK 356.8 FEET ON THE NORTHEASTERLY LINE AND 330.0 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 70.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM R. RUBINO AND SPOUSE, LEAH K. RUBINO BY DEED FROM JAMES E. BRASWELL, JR., AND SPOUSE, AMY T. BRASWELL, OF RECORD IN BOOK 8638, PAGE 135, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as **6325 ROBIN HILL ROAD, NASHVILLE, TENNESSEE 37205**

To have and to hold the said tract or parcel of land, which 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 thes aid land to the said GRANTEES, THEIR HEIRS AND ASSIGNS AGAINST THE LAWFUL CLAIMS OF ALL PERSONS, WHOSOEVER.
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 OUR HANDS THIS THE 19 DAY OF AUGUST, 1999.

X William R. Rubino
WILLIAM R. RUBINO

X Leah K. Rubino
LEAH K. RUBINO

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 **WILLIAM R. RUBINO AND SPOUSE, LEAH K. RUBINO** the 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 and official seal at Nashville, Tennessee, this the 19 day of August, 1999.

NOTARY PUBLIC

My Commission Expires: 5/26/02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the _____ day of August, 1999, before me personally appeared _____, to be known to be the person who executed the foregoing instrument in behalf of _____, as her attorney-in-fact, and acknowledged that she executed the same as the free act and deed of the said _____, as though she personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the _____ day of August, 1999.

NOTARY PUBLIC

My Commission Expires: _____

0626991

RECEIVED FOR REFERENCE

99 AUG 20 PM 3:47

WILLIAM R. BURKETT, REGISTER
DAVIDSON COUNTY, TN.

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

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0626991

IDENTIF. A REFERENCE

99 AUG 20 PM 3:47

REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	308000.00
CON TX	1139.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1150.60
CHECK	1150.60

08/20/99 01 15:47 0001 8944

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1504966