Instr:20000114000511 9 Page: 1 OF 3
REC'D FOR REC 01/14/2000 2:01:31PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $256.97

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$69,450.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7th DAY OF JANUARY, 2000.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1-26-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rita Mercer 304 Antioch Pike Nashville, TN 37211	New Owner	Map 133.02 Parcel 112

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, I,

Stanley D. Roberts and wife, Charlotte A. Roberts

Hereinafter called the grantor, have bargained and sold and by these presents do transfer and convey unto

Rita Mercer, unmarried

Hereinafter called the grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

SEE EXHIBIT A LEGAL DESCRIPTION WHICH IS INCORPORATED HEREIN BY REFERENCE

This conveyance is made subject to the following:

1) 2000 taxes and subsequent years.
2) Property is subject to an easement for sanitary sewer granted to Metro Government of record in Book 4305, Page 915, Register's Office for Davidson County, Tennessee.
3) Property is subject to an easement for slopes granted to Metro Government of record in Book 4353, Page 235, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is IMPROVED property known as: 304 Antioch Pike, Nashville, TN 37211
(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 the 7th day of JANUARY, 2000.

Stanley D. Roberts

Charlotte A. Roberts

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Stanley D. Roberts and wife, Charlotte A. Roberts, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 7th day of January, 2000.

Susan Hensley Ervin
NOTARY PUBLIC

My Commission Expires: 1-26-2002

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

EXHIBIT "A" - LEGAL DESCRIPTION

TRACT NO. 1:

BEING PART OF LOT NO. 7 ON THE PLAN OF THE SUBDIVISION OF THE REAL ESTATE OF HINCHEY PETWAY, DECEASED, AS OF RECORD IN MINUTE BOOK 1, PAGE 442, CHANCERY COURT AT NASHVILLE, BEING LOT NO. 15 ON THE UNRECORDED MAP OF A.C. ROTH'S SUBDIVISION, DESCRIBED ACCORDING TO A SURVEY MADE BY Z.J. WILKINSON, SURVEYOR, MAY 3, 1940, AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF ANTIOCH PIKE 365 FEET EAST OF THE EASTERLY MARGIN OF MCCOMB AVENUE, FORMERLY STEWART STREET, SAID POINT BEING THE SOUTHEASTERLY CORNER OF LOT NO. 16 IN SAID SUBDIVISION; RUNNING THENCE NORTHWARDLY AND PARALLEL WITH THE EASTERLY MARGIN OF MCCOMB AVENUE, 158.5 FEET TO THE NORTHEAST CORNER OF SAID LOT NO. 16 AND THE NORTHWEST CORNER OF LOT NO. 15; THENCE EASTWARDLY 50 FEET TO A POINT IN THE NORTHEAST CORNER OF LOT NO. 15; THENCE SOUTHWARDLY WITH THE LINE BETWEEN LOT NOS. 15 AND 14, 159.4 FEET TO THE NORTHERLY MARGIN OF THE ANTIOCH PIKE, THE SOUTHWEST CORNER OF LOT NO. 14; THENCE WITH THE NORTHERLY MARGIN OF SAID PIKE, WESTWARDLY 50 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED TRACT:

PROPERTY CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BY DEED FROM BERT ELMORE AND WIFE, SARAH O. ELMORE OF RECORD IN BOOK 4353, PAGE 235, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO STANLEY D. ROBERTS BY DEED FROM CHARLES E. FERRELL AND JUNE W. FERRELL DATED NOVEMBER 16, 1994 AND OF RECORD IN BOOK 9526, PAGE 310, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.