Instr:200007050066278 Page: 1 OF 3
REC'D FOR REC 07/05/2000 8:18:21AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1248.75

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of June, 2000.

Notary Public

My Commission Expires: 11-18-01

DONALD R. BARRETT NOTARY PUBLIC AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Linda A. Kenaum and Robert Wells
2843 Couchville Pike
Nashville, TN 37217

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 106-05-0-98 & 99 and 106-05-0-90

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cheryl G. Roberson** hereinafter referred to as Grantors, hereby transfers and conveys to **Linda A. Kenaum** and **Robert Wells,** as **Joint Tenants with Rights of Survivorship** hereinafter referred to as Grantee, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

TRACT ONE: (24 Cleveland Avenue) Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of A.M. Brown Lands of record in Plat Book 57, page 126, as amended by Metro Ordinance (record #91-1619) to close alley, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

TRACT TWO: (26 Cleveland Avenue) Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of A.M. Brown Lands of record in Plat Book 57, page 126, as amended by Metro Ordinance (record #91-1619) to close alley, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

TRACT THREE: (81 Polk Avenue) Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Kenaum Subdivision of record in Plat Book 8250, page 53, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to CHERYL G. ROBERSON by deed from Linda A. Kenaum, an unmarried person, of record in Book 9343, page 689, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2000, and subsequent years, a lien not yet due and payable which have been pro-rated between the parties and the Grantee assumes full responsibility therefore.

The Plan of record in Plat Book 57, Page 126, as amended by Metro Ordinance (record #91-1619) to close alley and add it to the conveyed lots, Register's Office for Davidson County, Tennessee. (TRACTS ONE & TWO)

The Plan of record in Plat Book 8250, Page 53, Register's Office for Davidson County, Tennessee. (TRACT THREE)

Easement for Sanitary Sewer/Storm Drainage of record in Book 5218, page 590, Register's Office for Davidson County, Tennessee. (ALL TRACTS)

Easement for Sanitary Sewer/Storm Drainage of record in Book 5218, page 610, Register's Office for Davidson County, Tennessee. (ALL TRACTS)

Easement for Sanitary Sewer/Storm Drainage of record in Book 3794, page 831, Register's Office for Davidson County, Tennessee. (TRACT TWO)

All matters in Metro Ordinance dated June 26, 1991 closing alley and adding it to the conveyed lot; record #91-1619. (TRACTS ONE & TWO)

This is improved property known as 24 & 26 Cleveland Avenue and 81 Polk Avenue, Nashville, Tennessee 37210.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 29th day of June, 2000.

Cheryl G. Roberson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cheryl G. Roberson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of June, 2000.

Notary Public

11-18-01
My Commission Expires



02049-JC