WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July, 2000

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY Exp.05/27/2001 DAVIDSON COUNTY TENNESSEE

Instr:200007050066336 Page: 1 OF 2
REC'D FOR REC 07/05/2000 9:39:40AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $351.50

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: Debra G. Robbins	MAP/PARCEL NUMBERS
Debra G. Robbins (NAME)	Same PO Box 21003 (NAME)	MAP 91-15
4809 Dakota Avenue (ADDRESS)	(ADDRESS)	PARCEL 304
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Nashville TN 37221 (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, Jane Clark Williams Robinson and Jewel Clark Crandall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Debra G. Robbins

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 part of Lot No. 710 of Block 33 on the Plan of Charlotte Park Company's First Addition, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Dakota, formerly 4th, Avenue, at a point 60 feet east of the easterly margin of 49th Avenue North, formerly 8th Street, being the corner of Lots No. 710 and 712; thence with the line between said two lots, southwardly 150 feet to the northerly margin of an alley; thence with said alley, eastwardly 48 feet to a point 2 feet west of the corner of Lots No. 708 and 710; thence northwardly and parallel with the line between said two lots 26 feet; thence eastwardly and parallel with the northerly margin of said alley 2 feet to the line between Lots No. 708 and 710; thence with said line, northwardly 124 feet to the southerly margin of Dakota Avenue; thence with said Avenue, westwardly 50 feet to the beginning.

Being the same property conveyed to Elmer C. Allen and Ethel C. Allen by deed from Mrs. Olivia B. Lineberry of record in Book 3251, page 299, said Register's Office. Elmer C. Allen died leaving Ethel C. Allen as his surviving spouse. Ethel C. Allen has since died. Jewel Clark Crandell and Jane Clark Williams are the devisees under the Will of Ethel Clark Allen of record in Will Book 232, page 782, Probate Court Clerk's Office for Davidson County, Tennessee. Ethel C. Allen was one and the same person as Ethel Clark Allen. Jane Clark Williams is now known as Jane Clark Williams Robinson. Jewel Clark Crandell is one and the same person as Jewel Clark Crandall.

This conveyance is subject to (a) 2000 real property taxes which have been

CONTINUED

unimproved ( )
This is improved (X) property, known as 4809 Dakota Avenue, Nashville, Tennessee 37209
(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 our hand s this 3rd day of July, 2000

Jane Clark Williams Robinson
Jane Clark Williams Robinson

Jewel Clark Crandell
Jewel Clark Crandall

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 Jane Clark Williams Robinson and Jewel Clark Crandall

the bargainor s, 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 3rd day of July, 2000.

Commission expires

Notary Public

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON [redacted] TENNESSEE Exp.05/27/2001

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

LEGAL DESCRIPTION CONTINUATION

prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 57, page 103, said Register's Office.