X

JW

Instr:200008020076320 Page: 1 OF 2
REC'D FOR REC 08/02/2000 10:23:08AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $671.55

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 BOOK 5U-B RETURN TO: [redacted] BY BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $181,500.00. x Usha B Nair **Affiant** Subscribed and sworn to before me, this 31st day of July, 2000. Notary Public My Commission Expires: 5/11/03

Address New Owner As Follows: Usha B. Nair 6337 Willow Oak Drive Nashville, TN 37221	Send Tax Bills To: AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 35244	Map-Parcel Number: 156-1C-2

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LINDA H. ROBERTSON, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **USHA B. NAIR,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Subdivision of East Colony at Riverbend of record in Plat Book 7900, page 733, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Linda H. Robertson, unmarried by deed from Fox Ridge Homes, Inc., of record in Book 10181, page 23, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2000 Metro taxes, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 7900, page 733, Register's Office for said County.

3. Restrictive covenants recorded in Book 5354, Page 765, and re-recorded in Book 5403, page 5, Register's Office for said County.

4. Declaration of Restrictive Covenants, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7199, page 119, Register's Office for said County.

This is improved property known as 6337 Willow Oak Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and it covenants with the said Grantee that it is 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 further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 31st day of July, 2000.

Linda H. Robertson

Linda H. Robertson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LINDA H. ROBERTSON,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of July, 2000.

Notary Public

My Commission Expires: 10/25/2003

141811.1