WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/11/00 11:09 2pgs
Fees:11.00 Taxes:421.80
20000911-0089601

SUSAN CALVERT-ROSENBERGER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$204,800.00~~ $114,400.00

Charles K. Montgomery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st Day of September, 2000

Notary Public

MY COMMISSION EXPIRES: 1/19/2004

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 1535 W. Murfreesboro Blvd., #1 Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George E. Robinson	George E. Robinson	Part of Map 135
(NAME) 2401 Smith Springs Road	(NAME) 305 Windsor Green Court	Parcel 219
(ADDRESS) Nashville, TN	(ADDRESS) Nashville, TN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Penny Ellis Bradshaw and Janie Ellis Knight, in our capacity as co-executrixes and for the estate of Vivian R. Ellis**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **George E. Robinson and wife, Gail M. Robinson** hereereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in the Second Civil District of Davidson County, Tennessee, described as follows: Beginning at a stake on the line between Gardner's 111.93 acre tract and Andrew Johnson's tract at a point being the southwest corner of a tract sold by Gardner to Irby Smith and running west 120 feet on said line to a point and fronting 120 feet on said line and running back north on parallel lines 699 feet, more or less, on the east line, (begin Irby Smith's west line), and 798 feet, more or less, on the west line of Smith Springs Road and fronting on said road, containing two acres, more or less. See also Deed Establishing a New Boundary of record in Book 6104, page 406, of the Register's Office of Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED HEREFROM IS THE FOLLOWING TRACT, CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE IN BOOK 8218, PAGE 963, OF SAID REGISTER'S OFFICE:

Beginning at a point on existing south right of way line of Smith Springs Road on the common line of William H. Ellis and David B. Matthews, said point being 19' south of center line survey station 59-02 and proceeding as follows:

1. Southwardly with the common line of William H. Ellis and David B. Matthews a distance of 6' to the new south right of way line of Smith Springs Road; thence,
2. Westwardly with a line 25' south of and parallel to the center line and with a 733.86' radius curve to the right a distance of 69.0' thence,
3. S 31 deg. 28' 17" E, 26.52'; thence,
4. With a 716.17' radius curve to the left a distance of 78.0' to a point on the common line of William H. Ellis and Mable Ellis; thence,
5. Northwardly with the line between William H. and Mable Ellis a distance of 11' to a point on the existing south right of way line of Smith Springs Road that is 14' south of center line survey station 57-20; thence,
6. Eastwardly with the existing south right of way line of Smith Springs Road a distance of 178' to the point of beginning and containing 1580 square feet or 0.04 acres more or less.

Being part of the same property conveyed to William H. Ellis and wife, Vivian Rose Ellis (a/k/a Vivan Yates Ellis) by Warranty Deed of record in Book 1943, page 14; see also Deed Establishing a New Boundary in Book 6104, page 406, of the Register's Office of Davidson County, Tennessee. William H. Ellis predeceased Vivan Rose Ellis, who is now deceased and who devised said property to her children, Penny Ellis Bradshaw and Janie Ellis Knight by Will of record in Will Book 232, page 12, of said Register's Office. The Will provides power of sale to the Executrixes.

Subject to easement of record in Book 8218, page 963; of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved(X) property, known as 2401 Smith Springs Road Nashville TN
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 1st Day of September, 2000.

Estate of Vivian R. Ellis

By: Penny Ellis Bradshaw Co-Exec

Penny Ellis Bradshaw, Co-Executrix

Estate of Vivian R. Ellis

By: Janie Ellis Knight Co-Exec

Janie Ellis Knight, Co-Executrixes

STATE OF TENNESSEE)
) ss:
COUNTY OF RUTHERFORD)

Before me, the undersigned Notary Public, personally appeared Penny Ellis Bradshaw and Janie Ellis Knight, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they are the Co-Executrixes of the Estate of Vivian Yates Ellis, and being authorized to do so, signed by themselves as Co-Executrixes of the estate.

Witness my hand and official seal this 1st Day of September, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/19/2004

SUSAN CALVERT-ROSENBERGER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN