X

pd

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE TN 37203

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39409** FILE BOX "7"

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/15/00 13:18 2pgs
Fees:11.00 Taxes:263.63

20001115-0113339

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 71,250.00.**

Grace B. Constant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 31ST DAY OF OCTOBER, 2000.

Notary Public

MY COMMISSION EXPIRES: July 24, 2002

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
MELANIE L. PEARSON **1602 Shelby Avenue** **Nashville, Tennessee 37206**	Countrywide Home Loans, Inc. 4500 Park Granda Calabasas, CA 91302-1613	**83-13-513** **23W 2960**

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, JOAN TEMPLE ROBSON**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELANIE L. PEARSON**

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 the easterly part of Lot No. 12 and the westerly 5 feet of Lot No. 13 on the Map of Edgefield Land Company's First Addition as of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

SAID parts of said lots adjoin and front together 45 feet on the southerly side of Shelby Avenue and run back between parallel lines 150 feet to an alley. (Description from prior deed)

BEING the same property conveyed to Joan Temple Robson by Quitclaim Deed from Carol Diane Temple Lilly as to a 50% interest, of record in Book 9082, page 60, Register's Office for Davidson County, Tennessee and being the same property conveyed to Joan Temple Robson (a 50% interest as Tenant in Common), by Quitclaim Deed from Joan Temple Robson and Carol Diane Temple Lilly, Successor Trustees of the Thomas Martin Williamson Revocable Trust Agreement, dated November 6, 1991, of record in Book 9073, page 508, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **1602 Shelby Avenue, Nashville, Tennessee 37206**
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 31 DAY OF OCTOBER, 2000.

Joan Temple Robson X Charles W. Robson

JOAN TEMPLE ROBSON

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 JOAN TEMPLE ROBSON, MARRIED, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. *

* et vir, Charles W. Robson

WITNESS my hand and official seal at Nashville, Tennessee, this the 31 day of October, 2000.

NOTARY PUBLIC

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: July 24, 2004