File in Box no. 19 B

WARRANTY DEED

STATE OF TENNESSEE #00-12-4-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December, 2000

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ERIC ROBERTSON	"NEW OWNERS"	MAP 092-10
(NAME)	(NAME)	
405 & 405 1/2 31st Avenue North		PARCELS 059 &
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		059.01
(CITY) (STATE) (ZIP)	(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, WILMA JEAN CATHEY, A WIDOW, NOW UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERIC ROBERTSON AND WIFE, KAREN ROBERTSON

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:

TRACT I:
LAND in Davidson County, Tennessee, being the southerly 29 feet of Lot No. 8 on the Map of Charlotte Heights, as of record in Book 57, Page 169, Register's Office for Davidson County, Tennessee.

SAID part of said Lot fronts 29 feet on the westerly side of 31st Avenue North and runs back between lines 145 feet with the northerly margin of alley to an alley in the rear.

BEING the same property conveyed to Joe Schipani and wife, Mattie P. Schipani, by W. E. Edwards and wife, Hattie Florence Edwards, of record in Book 2014, Page 495, Register's Office for Davidson County, Tennessee. The said Joe Schipani and wife, Mattie P. Schipani having since died and Mattie P. Schipani having predeceased Joe Schipani. By the Will of Joe Schipani, deceased, of record in Will Book 227, Page 633, Probate Court for Davidson County, Tennessee, the subject property was devised to Joseph Schipani and Patrick Henry Schipani. Said property was further conveyed to Wilma Jean Cathey by Deed from Joseph L. Schipani and Patrick Henry Schipani, as Devisees under the Will of Joseph Frank Schipani (AKA Joe Schipani, deceased, and being filed for record simultaneously herewith. (Tract I)

Legal Continued on Page 2

Davidson County DEEDWARR
Recvd: 12/21/00 14:38 2pgs
Fees:11.00 Taxes:111.00
20001221-0125326

This is improved (X) unimproved ( ) property, known as 405 & 405 1/2 31st Avenue North, Nashville, TN 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 my hand this 20th day of December 2000

Wilma Jean Cathey

WILMA JEAN CATHEY

Legal Continued from Page 1

TRACT II:
LAND in Davidson County, Tennessee, being the northerly 21 feet of Lot No. 8 and the southerly 14 feet of Lot No. 10 on the Map of Charlotte Heights, as of record in Book 57, Page 169, Register's Office for Davidson County, Tennessee.

SAID parts of said Lots Nos. 8 and 10 front together 35 feet on the westerly side of 31st Avenue, North, formerly Royal Avenue, and run back between parallel lines, parallel with and 29 feet North of the northerly margin of an alley 145 feet to another alley.

BEING the same property conveyed to Curtis Cathey, by Deed from Ella Mai Brown, a widow, of record in Book 10333, Page 22, Register's Office for Davidson County, Tennessee. The said Curtis Cathey having since died. The said property was devised to Wilma Jean Cathey, by the Last Will and Testament of Curtis Cathey, Jr., of record in Will Book 235, Page 212, Probate Court for said County. (Tract II)

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.

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 WILMA JEAN CATHEY, A WIDOW, NOW UNMARRIED, 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. Witness my hand and official seal at Brentwood, Tennessee, this 20th day of December, 2000.

My Commission Expires: 5/28/03

Notary Public