Return To:
Rudy Title and Escrow
2000 Glen Echo Road, Suite 209
Nashville, TN 37215

10954

This instrument is being re-recorded to correct the legal description.

BOOK 10954 PG 946

BOX 15

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/12/01 09:15 4pgs
Fees:22.00 Taxes:0.00

20010712-0074194

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May, 1998

Notary Public

MY COMMISSION EXPIRES: April 22, 2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ivan M. Robbins (NAME)	AmSouth Mortgage Company, Inc. (NAME)	MAP 104-10,
515 Fairfax Avenue (ADDRESS)	15 South 20th Street (ADDRESS)	PARCEL #197
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Birmingham, AL 35233 (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, Harry Gibson, executor under the will of Bonnie Hager Daume

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ivan M. Robbins and wife, Cherie R. 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 Lot No. 5 of Block No. 5 on the Plan of Fairfax Place, as of record in Book 547, Pages 137 and 138, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Jennie McNish Hager, by deed from Foster Hume, Jr., of record in Book 754, Page 531, Register's Office for Davidson County, Tennessee. The said Jennie McNish Hager having Quitclaimed to husband, William B. Hager, in Book 2104, Page 417, Register's Office for Davidson County, Tennessee, to create an estate by the entireties. The said parties having since died. The property was divested to Helen Isabelle Hager, by Will of record in Will Book 83, Page 66, said Register's Office. The said Helen Isabelle Hager, having since died, the property was divested to Bonnie Hager Daume, by Will of record in Will Book 108, Page 296, said Register's Office. The said Bonnie Hager Daume, having since died, the property was divested to Harry Gibson, Executor under the Will, of record in Will Book 216, Page 609, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

See attached legal description

unimproved ( )
This is improved (X) property, known as 515 Fairfax Avenue, Nashville, TN 37212
(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 27th day of May 19 98

Harry Gibson, Executor

946

P.A. Receipt: Free Printing Print Time: 6/27/01 4:15:08 PM Instr. No: 199806010954946 P.A. Customer: CERTIFIED COPY

10954

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 Harry Gibson, executor under the will of Bonnie Hager Daume

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of May, 19 98.

Commission expires April 22, 2001

Notary Public

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 _____ 19_____.

My commission expires _____

Notary Public

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

98 JUN -1 P1:00

RECEIVED & RECORDED

04142

Warranty Deed from Harry Gibson, Executor, to Ivan M. Robbins and wife, Cherie R. Robbins.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

4033 06/01 0101 03CHECK 1008.00

Page 2 of 2

947

P.A. Receipt: Free Printing Print Time: 6/27/01 4:15:08 PM Instr. No: 199806010954946 P.A. Customer: CERTIFIED COPY

I hereby certify that this is a true copy of the original instrument filed in my office in Book 10954 Page 946
This 27th day of June 2001
BILL GARRETT Register of Deeds
By T. Seay
Deputy Register



Land in Davidson County, Tennessee, being Lot No. 5 and Part of Lot No. 4, Block 5, on the Plan of Fairfax Place, as of record in Book 547, pages 137 and 138, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being part of the same property conveyed to Jennie McNish Hager by deed from Foster Hume, Jr., of record in Book 754, page 531, Register's Office for Davidson County, Tennessee. The said Jennie McNish Hager having Quitclaimed to husband, William B. Hager, in Book 2104, page 417, Register's Office for Davidson County, Tennessee, to create an estate by the entireties. The said parties having since died. The property was divested to Helen Isabelle Hager by Will of record in Will Book 83, page 66, said Register's Office. The said Helen Isabelle Hager, having since died, the property was divested to Bonnie Hager Daume, by Will of record in Will Book 108, page 296, said Register's Office . The said Bonnie Hager Daume, having since died, the property was divested to Harry Gibson, Executor under the Will, of record in Will Book 216, page 609, Register's Office for Davidson County, Tennessee.