THIS INSTRUMENT PREPARED BY: CLOSING & TITLE SERVICES, INC., 405 TWO MILE PIKE, GOODLETTSVILLE, TENNESSEE 37072

Return to:
Gullett, Sanford, Robinson & Martin, PLLC
230 Fourth Avenue North
3rd Floor
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 08/01/01 14:12 2pgs
Fees:13.00 Taxes:431.05

20010801-0081562

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value whichever is greater, for this transfer is ~~$117,000.00~~ 16,500.00

Affiant

Subscribed and sworn to before me this the 1st August, 2001.

Notary Public

My Commission Expires: 10/25/2002

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
REBECCA M. ROBBINS 4123 Moss Rose Drive Nashville, TN 37216	Bank of America 1400 Best Plaza #101 Richmond, VA 23227	Map 62.13 Parcel 87.00

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration the receipt of which is hereby acknowledged, **I, R. H. PURSELL**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey **unto REBECCA M. ROBBINS**, UNMARRIED, hereinafter called the Grantee, her 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. 26A and part of Lot No. 22 on the Plan of Waddeys River Bluff Subdivision as of record in Book 843, page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 26A fronts 77 feet on the westerly side of Claypool Street, now called Moss Rose Drive, and runs back 158 feet on the northerly line and 146 feet 8 inches on the southerly line to a dead line that measures 85 feet thereon.

Said part of Lot No. 22 beginning at a point in the westerly margin of Claypool Street at the corner of Lots 22 and 26A; thence with the margin of said Street, southerly 10 feet to the northeast corner of the property conveyed to Martha Malone Gerow by deed from J. E. Weatherford, Sr., et ux, of record in Book 1905, page 395, said Register's Office; thence along Gerow's northerly line westerly 147 feet, more or less, to the corner of Lots 24 and 26A; thence with the line between Lots 26A; thence with the line between Lots 26A and 22, easterly 146 feet 8 inches to the beginning.

Being the same property conveyed to R. H. Pursell by deed of record in Instrument No. 200001280009284, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the aforedescribed tract of land.

This is the same legal description as on the previous deed of record.

This instrument was prepared based upon information furnished by the parties and without the benefit of a title examination.

This is not the principal residence of the Grantor.

CTS\WD

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, her heirs and assigns, forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, and I do further covenant and bind ourselves, my heirs and representatives, 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 persons whomsoever. Whenever 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 1st day of August, 2001.

R. H. PURSELL

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 R. H. PURSELL, 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 seal at Nashville, Tennessee, this 1st day of August, 2001.

NOTARY PUBLIC

My Commission Expires: 10/25/2003

CTS\WD