Davidson County DEEDWARR
Recvd: 09/11/01 10:13 2pgs
Fees:13.00 Taxes:2307.88

20010911-0098512

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **SP40090**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$623,750.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **27th DAY OF JULY, 2001.**

Notary Public

REBECCA HUR... NOT... F... SC... TENN
My Commission Expires April 10, 2004

MY COMMISSION EXPIRES: _____

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 #
JONATHAN SCOTT LUCAS **6524 Radcliff Drive** **Nashville, Tennessee 37221**	**National Bank of Commerce** **115 29th Avenue, South** **Nashville, Tennessee 37212**	**157-108** **7D 40982**

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 **WE, ROBERT E. ROBESON and wife, JUDY L. ROBESON**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN SCOTT LUCAS**

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:

Being Lot No. 55 on the plan of Devonshire Manor, Section Two, of record in Book 5200, page 242, Register's Office for Davidson County, Tennessee.

Said Lot No. 55 fronts 210.0 feet on the northerly side of Radcliff Drive and runs back between lines 200.0 feet on the westerly line and 200.0 feet on the easterly line to a dead line in the rear on which it measures 210.0 feet.

Being the same property conveyed to Robert E. Robeson and wife, Judy L. Robeson by deed from James E. Patterson and wife, Evelyn Patterson, of record in Book 6314, page 170, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenants of record in Book 5580, page 507, Register's Office for Davidson county, Tennessee; Owner's Certificate, a 95 foot minimum building setback line from Radcliff Drive and a 10-foot public utility and drainage easement along the rear line of said lot and layout of building site and overflow fields as shown on plan of record in Book 5200, page 242, Register's Office for Davidson County, Tennessee.

Unimproved ( )

This is improved (X) property, known as **6524 Radcliff Drive, Nashville, Tennessee 37221**
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 OUR HANDS THIS 27th DAY OF JULY, 2001.

ROBERT E. ROBESON

JUDY L. ROBESON

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 **ROBERT E. ROBESON and wife, JUDY L. ROBESON** the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that THEY executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, TENNESSEE, this the **27th DAY OF JULY, 2001.**

My Commission Expires: 5/26/02

Notary Public

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 26, 2002