40-A

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/04/01 15:36 2pgs
Fees:13.00 Taxes:288.60

20011004-0108214

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
4th DAY OF October, 2001

Notary Public

MY COMMISSION EXPIRES: 7/26/03
(AFFIX SEAL)

Commission Expires July 26, 2003

**THIS INSTRUMENT WAS PREPARED BY**
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jeff L. Mabry (NAME) | New Owner (NAME) | MAP 72-6 |
| 155 Bates Road (ADDRESS) | (ADDRESS) | PARCEL 138 |
| Lebanon, TN 37087 (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, Estate of Treva D. Robinson, also known as Treva Viola Robinson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeff L. Mabry and wife, Cathy L. Mabry

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 part of Lot No. 2 on the Corrected Plan of E. J. Childers' Subdivision of the J. H. Ambrose Tract, as of record in Book 332, page 134, Register's Office for said County, described as follows: Beginning at the southwest corner of Elvira Avenue and Gallatin Road; thence with the westerly margin of said Road, southwardly 25 feet to the northeast corner of the property conveyed to Joe H. Rowland by deed from R. F. Chrisman, et al, of record in Book 1092, page 224, said Register's Office; thence with said Rowland's northerly line westwardly 87.9 feet; thence northwardly 22 1/2 feet to the southerly margin of Elvira Avenue; thence with said Avenue eastwardly 100 feet to the beginning.

Being the same property conveyed to W. B. Robinson and wife, Treva D. Robinson, by deed from Eugene Reynolds and wife, Helen Reynolds, of record in Book 2096, page 303, said Register's Office. The said W. B. Robinson died on May 4, 1986. The said Treva D. Robinson, who was also known as Treva Viola Robinson, died on July 6, 2001. Pursuant to the Last Will and Testament of Treva Viola Robinson probated under Docket No. 01P-1412 in the Probate Court for Davidson County, Tennessee, Norman A. Duke is authorized to execute the deed as Executor of the Estate.

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises.

unimproved ( )
This is improved ( X ) property, known as 3123 Gallatin Pike, Nashville, TN 37216
(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 4th day of October, 2001

Estate of Treva Viola Robinson
By: Norman A. Duke
Norman A. Duke, Executor

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 Norman A. Duke, Executor of the Estate of Treva D. Robinson, also known as Treva Viola Robinson, 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 this 4th day of October, 2001.

Notary Public

My Commission Expires: 7/26/03

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires July 26, 2003