Davidson County DEEDWARR
Recvd: 08/20/02 08:18 2pgs
Fees:13.00 Taxes:740.00

20020820-0100245

RECORD & RETURN TO:
FILE BOX 36

WARRANTY DEED

RETURN TO:
PREMIER TITLE & ESCROW, LLC
3301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

BOX 10-A

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14TH DAY OF August, 2002.

NOTARY PUBLIC

KATHY SNIDER NOTARY Exp. 5/23/06 PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #18711SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
E. Miller Robinson, III. 5968 Sedberry Road Nashville, TN 37205	SAME	116-13-006

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **KAY J. ARTIBEE**, Unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **E. MILLER ROBINSON, III., Married,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15, on the Plan of Harding Park, as of record in Book 2331, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kay J. Artibee, unmarried, by Deed from Linda Ann Evers, unmarried, of record in Book 11627, page 202, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 2331, page 120, Register's Office for Davidson County, Tennessee; and

This property is also known as improved property located at 5968 Sedberry Road, Nashville, TN 37205.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and

bind themselves, their heirs and assigns, 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 16 day of August, 2002.

Kay J. Artibee

KAY J. ARTIBEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 16, 2002, before me personally appeared KAY J. ARTIBEE to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal this 16th day of August, 2002.

Amy F. Adams

NOTARY PUBLIC

My Commission Expires JAN. 25, 2003