WARRANTY DEED

REBECCA L. LOREE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 01/25/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Carlos F. Trenary
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2002

Rebecca L. Loree
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA Title & Escrow, Inc., 504 Autumn Springs Court, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos F Trenary	Carlos F Trenary	090-11-0-014.00
(NAME)	(NAME)	
627 River Rouge Road	627 River Rouge Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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, Marilyn A Roberts, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carlos F Trenary and wife, Irina A Trenary, 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. 637 on the Map of Charlotte Park, Section 9, as of record in Book 2900, page 77, Register's Office for said County.

Said Lot No. 637 fronts 72 feet on the westerly side of River Rouge Drive and runs back between parallel lines, 240 feet to the surveyed base line on which it measures 72 feet, and continues westerly 45 feet, more or less, on the northerly side and 50 feet, more or less, on the southerly side, to a line, marking the edge of water of the Cumberland River, June 1959, on which it measures 72 feet, more or less.

Being the same property conveyed to Marilyn A. Roberts, a married person, by deed from Malcolm Mimms and Edwin Mimms as Devisees under the Last Will and Testament of Robert Leslie Mimms dated April 23, 1992, and recorded April 24, 1992, in Book 8609, page 729, Register's Office for Davidson County, Tennessee.

unimproved

This is improved ✓ property, known as 627 River Rouge Road, Nashville, TN 37209
(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 13th day of September, 2002.

Marilyn A Roberts
Marilyn A Roberts

Paul R Roberts Sr.
Paul R. Roberts, Sr.

Davidson County DEEDWARR
Recvd: 09/18/02 14:14 2pgs
Fees:13.00 Taxes:739.63

20020918-0113966

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Rebecca L. Loree, a Notary Public in and for said County and State, the within named Marilyn A. Roberts and Paul R. Roberts, Sr., the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of September, 2002.

NOTARY PUBLIC

My Commission Expires: 