Box:13
#4177

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/07/02 09:43 2pgs
Fees:13.00 Taxes:629.74
20021007-0121743

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,200.00

Mindy Kelchner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2002.

LaTrece McAdoo
Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Avantage Title and Escrow, 3354 Perimeter Hill Dr Ste 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Ann Ferguson	CFX Mortgage Company	8/18/02
(NAME)	(NAME)	
1103 S. Graycroft Avenue	801 94th Avenue North	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	St. Petersburg, FL 33702	
(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, Frederick J. Robinson and wife, Lauverta Sue Robinson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberly Ann Ferguson , unmarried, 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 the southerly part of Lot No. 2 on the Plan of Pleasant Acres Section One of record in Plat Book 2133, Page 60, Register's Office for said County, Tennessee, more particularly described according to a survey by Richard Omohundro, Engineer, dated April 12, 1968. Now known as Lot 2 of Resubdivision of Pleasant Acres of record in Plat Book 4300, Page 26.

Beginning on the easterly margin of Graycroft Avenue, at the common corner of Lots Nos. 1 and 2 of said Subdivision; thence with the line between said lots easterly 325 feet to a point; thence north 3 deg. 46' 31" east 118.16 feet to a point; thence south 66 deg. 34' west 67.3 feet; thence south 78 deg. 36' west 125.4 feet; thence north 87 deg. 02' west 144 feet, more or less, to a point in said margin southerly 124.83 feet to the point of beginning.

Being the same property conveyed to Frederick J. Robinson and wife Lauverta Sue Robinson, by deed of record in Book 11096, Page 212, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Frederick J. Robinson and Lauverta Sue Robinson by Fran Haworth as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. * _____, in the Register's Office for Davidson County, Tennessee. * 20021007-0121741 and 20021007-0121742

unimproved ☐
This is improved ☒ property, known as 1103 S Graycroft Avenue, Madison, TN 37115
(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/our hand(s) this 29th day of August, 2002.

Frederick J. Robinson by Fran Haworth

Frederick J. Robinson

Lauverta Sue Robinson by Fran Haworth

Lauverta Sue Robinson

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 Frederick J. Robinson and wife Lauverta Sue Robinson 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of August, 2002.

Commission expires: May 28, 2006

Beth Triplett

Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

State ofTennessee
County of Davidson

On this the 29th day of August, 2002, before me personally appeared Fran Haworth, the person who executed the foregoing instrument on behalf of Lauverta Sue Robinson and Frederick J. Robinson and acknowledged that he/she executed the same as the free act and deed of the said Lauverta Sue Robinson and Frederick J. Robinson, through Power of Attorney granted her by the said Lauverta Sue Robinson and Frederick J. Robinson.

Commission expires: 5/28/06

Beth Triplett

Notary Public