Book 13
4531

Davidson County DEEDWARR
Recvd: 11/04/02 13:36 2pgs
Fees:13.00 Taxes:357.05

20021104-0134983

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,500.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 24 DAY OF October 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-27-04

THIS INSTRUMENT PREPARED BY Richard Hedgepath, Jr., Attorney at Law, 4800 Charlotte Ave., Nashville, TN 37209.

NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Rhonda Pinkerman	Franklin American Mortgage Co.	Map 103-02
5511 Vaught Dr.	501 Corporate Ctr. Dr. Ste 400	Parcel 170
Nashville, TN 37209	Franklin, Tennessee 37067	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joyce Robinette and Husband, Ford Robinette, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rhonda Pinkerman HEREINAFTER CALLED THE GRANTEES, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Being Lot No. 12 on the Plan of Richland Meadows, Section V, as of record in Book 2330, page 92, Register's Office for said County.

Said Lot No. 12 fronts 50.9 feet on the north side of Vaught Drive, and runs back 181 feet on the west line and 191.8 feet on the east line, to a dead line in the rear on which it measures 55 feet.

Being the same property conveyed to Margaret Louise Hemby by deed from Virgil C. Wood and wife, Leona G. Wood as of record in Book 3575, page 357 Register's Office for Davidson County, Tennessee. And being the same property devised to Joyce Robinette by the Last Will and Testament of Margaret L. Hemby. Said Last Will and Testament is recorded in Will Book 4415, page 814700, of the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, docket # 02P-953. Said Last Will and Testament of Margaret L. Hemby is being recorded simultaneously herewith. Margaret L. Hemby, unmarried, died on May 21, 2002.

Margaret Louise Hemby and Margaret L. Hemby is one and the same person.

Ford Robinette is joining in this conveyance to transfer his marital interest in the above described real property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and we do covenant with said GRANTEE 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 / or any encumbrances of record; 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 GRANTEE, her 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 hands this 24 day of October 2002.

Joyce Robinette - Grantor

Ford Robinette - Grantor

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 Joyce Robinettte and husband, Ford Robinette, the bargainors, 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 24 day of Oct 2002.

NOTARY PUBLIC

LEROY JOHNSTON ELLIS II NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My commission expires: 3-27-04