Davidson County DEEDWARR
Recvd: 03/19/03 08:27 2pgs
Fees:13.00 Taxes:1424.50

20030319-0036092

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$385,000.00.**

Affiant

Subscribed and sworn to before me, this the 13th day of March, 2003.

Notary Public

My commission expires: 1-25-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Keith Radecic	**Wells Fargo Home Mortgage, Inc.**	**155-00-0 227.00**
8421 Poplar Creek Road	**800 La Salle Avenue, Suite 1000**	
Nashville, TN 37221	**Minneapolis, MN 55402-2021**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Russell Edward Robertson and wife, Christine Mary Robertson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Keith Radecic and wife, Sharon Y. Williams-Radecic

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, TN, being described as follows, to-wit:

Beginning at an iron pin corner on the south R/W of Poplar Creek Road, 25 feet from the center of same, said corner being the northwest corner of this tract and the northeast corner of tract 4, thence along said R/W south 85 deg. 01' east a distance of 73.60 feet to a point; thence by same north 83 deg. 15' east a distance of 102.82 feet to a point; thence by same north 71 deg. 26' east a distance of 102.28 feet to a point; thence by same north 64 deg. 55' east a distance of 92.64 feet to an iron pin corner, thence the northeast corner of this tract adjoins the land of Schrader, now or formerly; thence leaving the road and along the west lines of Schrader, south 3 deg. 58' 25" west a distance of 939.19 feet to the southeast corner of this tract; thence by lands of McClain, South 84 deg. 04' west a distance of 160 feet to the southwest corner of this tract and the southeast corner of tract 4; thence by the west lines of tract 4, north 8 deg. 34' 42" west a distance of 885.94 feet to a place of beginning containing 5.237 acres.

Being the same property conveyed to Russell Edward Robertson and wife, Christine Mary Robertson by deed from Michael C. Deitschmann and wife, Joyce H. Deitschmann of record in Book 10346, Page 913, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2003 and subsequent years, easements, and restrictions of record if any.

This is improved (_x___) Unimproved (_____) property, known as **8421 Poplar Creek Road, Nashville, TN 37221**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 13th day of March, 2003.

Russell Edward Robertson

Christine Mary Robertson

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Russell Edward Robertson and wife, Christine Mary Robertson,** the bargainor(s) 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 Brentwood, Tennessee on this **13th** day of **March, 2003.**

Notary Public

My Commission Expires: 3/18/2003

ROBIN S. WEAKLEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires March 18, 2003