WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 38,000.00
(Thomas Roberts Sr
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF June 2003
Notary Public
MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

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BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

G-1324-F

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T & T Building Contractors, LL	SAME As New Owner	MAP 52-1-B
(NAME)	(NAME)	
4928 Albert Fentress		PARCELS 18 AND 20
(ADDRESS)	(ADDRESS)	
Greenbrier, TN 37073		
(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, Charles Robertson, Jr., married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO T & T Building Contractors, LLC, a TN Limited Liability Company

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:

BEING Lots No. 18 and 20 on the Plan of Covington Place, of record in Plat Book 9700, Page 552, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

THE SAID LOT 18 BEING PART OF THE SAME PROPERTY conveyed to Charles Robertson, Jr. by Warranty Deed from Melvin G. George and wife, Maxine George of record in Book 11335, Page 420, Register's Office for Davidson County, Tennessee.

THE SAID LOT 20 BEING THE SAME PROPERTY conveyed to Charles Robertson, Jr. by Quitclaim Deed from Melvin G. George and wife, Maxine George of record in Instrument No. 20020819-0099699, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO Declaration of Covenants, Conditions, and Restrictions for Covington Place, a Planned Unit Development, of record in Book 11289, Page 87, and in Book 11418, Page 596, Register's Office for said County.

THIS CONVEYANCE IS SUBJECT TO any and all zoning regulations, building restrictions and setback lines, restrictive covenants, easements, and rights-of-way for public utilities of record.

Grantor hereby affirms that the above referenced property is unimproved investment property and has never been used by Grantor as a residence.

unimproved (X)
This is improved ( ) property, known as Lots 18 & 20, Covington Place, 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 hand this 19th day of June, 2003

Charles Robertson, Jr.

Davidson County DEEDWARR
Recvd: 06/25/03 14:12 2pgs
Fees:13.00 Taxes:140.60
20030625-0087356

DCTN01WC

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 Charles Robertson, Jr., married

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 19th day of June 2003.

Commission expires 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

NOTARY PUBLIC AT LARGE Bertie Jo Whitaker My Commission Expires: October 25, 2003 STATE OF TENNESSEE DAVIDSON COUNTY

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public