File #200330389

KAREN M. TATE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$94,695.00**.

Anthony Robertson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2003.

Notary Public

MY COMMISSION EXPIRES: 5-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 613 Potomac Place, Suite 201, Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Robertson, unmarried	Countrywide Home Loans, Inc.	72-15-239
(NAME)	(NAME)	
1601 1/2 Porter Road	2021 N. Gallatin Rd., Ste 292	
(ADDRESS)	(ADDRESS)	
Nashville TN 37206	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, KERWIN KELLY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto ANTHONY ROBERTSON, 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 all of Lot No. 33, on the Map of M.P. Estes Subdivision of Lots 1, 2, 4-9 and part of Lots 10-13 in Sharpe & Horns 6th Addition, as shown by plat appearing of record in Book 843, Page 39, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Kerwin Kelly, LLC, a Tennessee limited liability company, by Warranty Deed of record in Instrument No. 20030415-0050292, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Charter for Kerwin Kelly, LLC, Homeowners' Association of record in Instrument No. 20030415-0050291; Sewer and/or Storm Drainage Easement of record in Book 4124, Page 433, and, any and all matters shown on plat of record in Plat Book 843, Page 39; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1601 1/2 Porter Road, Nashville, TN 37206
(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 Grantor covenants with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantor further covenants and binds itself, its successors and assigns, 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 our hands this 18th day of July, 2003.

Davidson County DEEDWARR
Recvd: 07/21/03 13:38 2pgs
Fees:13.00 Taxes:350.37
20030721-0101870

Kerwin Kelly, LLC, a Tennessee limited liability company

BY: Phil Segraves

Phil ~~Segraves~~, Member
Segraves

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Phil Segraves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Kerwin Kelly, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such Member, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand and official seal, this 18th day of July, 2003.

Notary Public

My Commission Expires: 5 13 05

KAREN M. TATE
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167