Record 1st
File Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/10/03 15:03 2pgs
Fees:13.00 Taxes:231.25

20031110-0164580

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$62,500.00.**

Affiant

Subscribed and sworn to before me this 7 day of November, 2003.

Notary Public
My Commission Expires: 4/20/06
(Affix Seal)

ANDREW H. MAHONEY NOTARY PUBLIC TENNESSEE AT LARGE

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Joseph Robertson	SAME	83-13-160.00
4117 Hillsboro Pike		
Nashville, TN 37215		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Glenda McClendon Ashford**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robertson Properties, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 148 on the plan of East Edgefield Addition, of record in Book 21, page 147, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kenneth W. McClendon and wife, Glenda F. McClendon, by deed from Robert E. Sharp and wife, Mary E. Sharp, on July 24, 1978, of record in Book 5327, page 509, Register's Office for Davidson County, Tennessee. And further conveyed by Quitclaim Deed to Glenda F. McClendon from Kenneth W. McClendon of record in Book 8713, page 270, Said Register's Office. The said Glenda F. McClendon is now known as Glenda McClendon Ashford and is one in the same person.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 21, page 147, Register's Office Davidson County, Tennessee.

This is improved property known as: **1215 Boscobel Street, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 7, 2003.

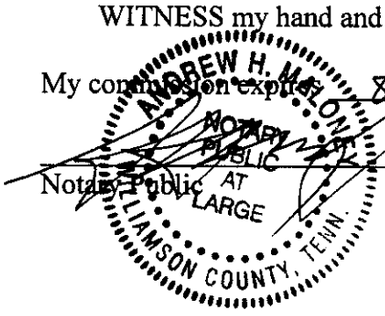
Glenda McClendon Ashford
Glenda McClendon Ashford

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Glenda McClendon Ashford** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 7, 2003

My commission expires 8/20/06



Notary Public