Davidson County DEEDWARR
Recvd: 12/23/03 14:08 3pgs
Fees:18.00 Taxes:259.00

20031223-0182681

WARRANTY DEED

TAMMY JO SULCER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Elaine Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December, 2003

Tammy Jo Sulcer
Notary Public

MY COMMISSION EXPIRES: 11/25/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Watson	XXXXXX DAVID WATSON	MAP 083-01
(NAME)	(NAME)	
920 Granada Avenue	1303 Ordway Place	PARCEL 440
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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, Jackie Sizemore Robbins and Teresa Lee Robbins Bowen and Mary Elizabeth Robbins Adams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Watson and wife, Kathy Watson

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, described according to an unrecorded survey of Barry Greer and Associates dated June 12, 1974, and being parts of Lots 21 and 22 of the James Burns Subdivision of record in Book 421, Page 40, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Granada Avenue S 87 degrees 18' 16" E. 241.19 feet from the northeast corner of the property of James U. Locke, Jr., et ux, of record in Book 4324, page 687, Register's Office for said County; thence along the southerly margin of Granada Avenue S 87 degrees 18' 16" E 60.00 feet to a point; thence S 03 degrees 50' 51" W 120 feet to a point; thence N 87 degrees 18' 16" W 60.00 feet to a point; thence N 3 degrees 30' 51" E 120.00 feet to the point of beginning, containing 7,200 square feet, more or less.

BEING the same property conveyed to William W. Robbins by Warranty Deed from H. T. Cobb, Sr. of record in Book 4997, page 136, Register's Office for Davidson County, TN. The said William W. Robbins having since died married and intestate. His heirs at law are Jackie Robbins, his surviving spouse; Teresa Lee Robbins Bowen and Mary Elizabeth Robbins Adams, both adult children; and the minor children of a predecedent child, William Wesley Robbins, Jr. The interests of those minor children, being Rachel Paige Robbins, Wesley Trenton Robbins, and Kristen Lee Robbins, have since been quitclaimed to Jackie Robbins pursuant to an Order of the Chancery Court of Williamson County, Tennessee, Probate Division, Case G-30017, which Quitclaim and Order are placed of record simultaneously herewith. Also the same property conveyed to Jackie Sizemore Robbins by Quitclaim Deed from Robert Ware Robbins of record by Instrument No. #, Register's Office for Davidson

CONTINUED

unimproved ( )
This is improved (X) property, known as 920 Granada Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

#20031223-0182680

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 our hand S this 2nd day of December, 2003

Jackie Sizemore Robbins
Jackie Sizemore Robbins
Teresa Lee Robbins Bowen
By Teresa Lee Robbins Bowen
Jackie Sizemore Robbins, Attorney-in-fact
by Jackie Sizemore Robbins, attorney-in-fact

Mary Elizabeth Robbins Adams
Mary Elizabeth Robbins Adams
By: Jackie Sizemore Robbins, Attorney-in-fact
Jackie Sizemore Robbins, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of December, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared, JACKIE SIZEMORE ROBBINS, to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of TERESA LEE ROBBINS BOWEN AND MARY ELIZABETH ROBBINS ADAMS, as THEIR attorney in fact, being authorized so to do, and acknowledged she executed the same as the free act of TERESA LEE ROBBINS BOWEN AND MARY ELIZABETH ROBBINS ADAMS.

Witness my hand and official seal at Goodlettsville, Tennessee, this 02nd day of December, 2003.

TAMMY JO SULCER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

Tammy Jo Sulcer
NOTARY PUBLIC

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 JACKIE SIZEMORE ROBBINS, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 2nd day of December, 2003.

TAMMY JO SULCER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

Tammy Jo Sulcer
NOTARY PUBLIC

RDW

LEGAL DESCRIPTION CONTINUATION

County, Tennessee. This property is not a residence of any grantor or of any of the said heirs.

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.

Jackie Sizemore Robbins executes this Instrument As Attorney-in-Fact on behalf of Mary Elizabeth Robbins Adams* and Teresa Lee Robbins Bowen** pursuant to Special Power-of-Attorney of record by Instrument No. * + ** *, Register's Office for Davidson County, Tennessee.

* 20031223-0182677

** 20031223-0182676