Davidson County DEEDWARR
Recvd: 01/16/04 11:33 2pgs
Fees:13.00 Taxes:395.90
20040116-0006830

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024
48A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $107,000.00

Tiffany C. Robertson
Affiant

Subscribed and sworn to before me, this 31st day of December, 2003.

JOHN M. FREEMAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Notary Public
My commission expires: 3/28/05

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Tiffany C. Robertson	Primetrust Bank	161-11-0-C-046.00
325 Yorkshire Circle	7651 Hwy 70 South	
Nashville TN 37211	Nashville, TN 37221	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Denise D. Nelson, now Nelson Fuson, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tiffany C. Robertson, hereinafter called the Grantees, their successors 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 Unit No. I-903 on the Resubdivision of Lot No. 2, Phase IV, Villages of Brentwood, (erroneously referred to as Village of Brentwood in the prior deed of record), of record in Book 6900, Page 614, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Denise D. Nelson, unmarried, by deed from Cindi L. Jernigan dated June 28, 2000, of record in Instrument No. 200006290064802, Register's Office for Davidson County, Tennessee.
>
> Phillip Fuson, husband of Denise D. Nelson Fuson, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in subject property.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 325 Yorkshire Circle, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 31st day of December, 2003.

Denise D. Nelson Fuson

Phillip Fuson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Denise D. Nelson Fuson and Phillip Fuson, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 31st day of December, 2003.

Notary Public

DORIS M. FREEMAN
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

My Commission expires 2-28-05