Book 154
File 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/26/04 15:03 2pgs
Fees:13.00 Taxes:277.50

20040226-0022171

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$75,000.00.**

Affiant

Subscribed and sworn to before me this 20th day of February, 2004

Notary Public

My Commission Expires (Affix Seal)

WILSON E. KEITH Notary Public At Large DAVIDSON COUNTY, TN

My Commission Expires 8-12-07

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:
Robertson Properties, LLC	SAME	084-01-088.00
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, **Erlene Weems, unmarried**, 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. 68 on the plan of Section I, Rose Estates, of record in Plat Book 3600, page 37, 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 Erlene Weems, unmarried, by deed from Nancy C. Morency, devisee and Executrix of the Estate of Annie Mae Carter, on August 18, 1995, of record in Book 9769, page 203, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 3600, page 37, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3676, page 361; and Book 3707, page 356, Register's Office for Davidson County, Tennessee.

This is improved property known as: **801 Roseview Avenue, 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 February 20, 2004.

Erlene Weems
Erlene Weems

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Erlene Weems, unmarried** 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 February 20, 2004

My commission expires: _____

_____
Notary Public

