FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Edwin S. Randall III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2004

Notary Public: ~~Zana C. Petty~~

MY COMMISSION EXPIRES: ~~01/27/07~~ 3/31/07
(AFFIX SEAL)

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Edwin S. Randall, III	NEW OWNER	Map 104
6215 John Hager Road		Group 1
Mt. Juliet, TN 37122		Parcel 298

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, we

Barbara F. Robbins, a/k/a Barbara F. (Vaden) Robbins

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Edwin S. Randall, III and wife, Toni P. Randall

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:

Certain real estate located in Davidson County, Tennessee, and described more completely as follows, to wit:

Being Lot No. 122 on the Map of a part of West Grove Subdivision, as of record in Book 421, Page 109, Register's Office for Davidson County, Tennessee.

Said Lot No. 122 fronts 50 feet on the easterly side of 38th Avenue North and runs back between parallel lines, 160 feet to an alley.

BEING the same property conveyed to Barbara F. (Vaden) Robbins by Quitclaim Deed from Mary E. Vaden, of record in Book 11266, Page 851, Register's Office for said County. See also deed of record in Book 1282, Page 110, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 421, Page 109, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 120 38th Ave. North, Nashville, TN 37209

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 my hand this 18th day of May, 2004.

Barbara F. Robbins

Davidson County DEEDWARR
Recvd: 05/20/04 12:32 2pgs
Fees:13.00 Taxes:499.50

20040520-0059436

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 Barbara F. Robbins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that sheexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of May, 2004.

My Commission Expires: ~~01/27/07~~ 3/31/07

Notary Public

