Davidson County DEEDWARR
Recvd: 05/27/04 11:32 2pgs
Fees:13.00 Taxes:1202.50
20040527-0062515

Box 57

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Ethel J. Robinson 114 Longwood Place Nashville, TN 37215	Same	Map: 117-9 Parcel: B-8

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary Katherine Bradley,** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Ethel J. Robinson ,** (the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Lot No. 8 on the Plan of Longwood, of record in Book 5200, Page 86, Register's Office for Davidson County, Tennessee, as revised as to floor areas and lot coverages in Book 5419, Page 183, said Register's Office.

Said Lot 8 fronts 60.00 feet on the easterly margin of the service drive and extends back between parallel lines 70.00 feet to a line in the rear measuring 60.00 feet thereon.

Being the same property conveyed to Mary Katherine Bradley by deed from Robert A. Nixon and spouse, Anne H. Nixon of record in Book 11231, Page 990, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 86, as revised in Book 5419, Page 183, said Register's Office, which plan shows minimum building setback lines and easements and to which plan reference is hereby made for a more complete description thereof.; The Declaration of Covenants, Conditions and Restrictions of record in Book 5344, page 353, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 114 Longwood Place, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever.

And the Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and bind herself, her heirs and assigns, to

warrant and forever defend the title to the land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

The real estate and improvements conveyed hereby are sold "as is" without warranty as to their condition.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of May 26, 2004.

Mary Katherine Bradley
Mary Katherine Bradley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Mary Katherine Bradley,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 26 day of May, 2004.

Yvonne Norman
NOTARY PUBLIC

YVONNE NORMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7-30-05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me this 26 day of May, 2004.

Yvonne Norman
Notary Public

YVONNE NORMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 7-30-05

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, AmSouth Center
Nashville, Tennessee 37238