Davidson County DEEDWARR
Recvd: 06/08/04 15:00 2 pgs
Fees:13.00 Taxes:406.63
20040608-0067866

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,900.00

Michael K. Robinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 2004

PENNY ALLISON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES 3/25/07

File No. G4-1765D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael K. Robinson, unmarried (NAME)	Coldwell Banker Mortgage (NAME)	119-11-11
2701 Live Oak Road (STREET ADDRESS OR ROUTE NUMBER)	3000 Leadenhall Road (STREET ADDRESS)	
Nashville, Tennessee 37210 (CITY) (STATE) (P.O. ZIP)	Mount Laurel, NJ 08054 (CITY)(STATE) (ZIP)	

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, The Heirs of Mary Frances Lawrence, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael K. Robinson, unmarried* and Bonnie J. Robinson, *with ~~the~~ as tenants ~~right of survivorship~~ in common *married MR B. J. R. UN 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, being Lot No. 22, on the plan of Mashburn Heights, as shown on plat of record in Plat Book 1835, Page 1, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Mary Frances Lawrence , unmarried, by Deed of Record as Book 9720, page 522, Register's Office for Davidson County, Tennessee. The said Mary Frances Lawrence having since died leaving as her heirs at law are Lou Anna Gentry, singed by Danny Leon Gentry with Power of Attorney, and Patsy Anne Myatt. Affidavit of Heirship as recorded and recorded as Instrument No. 200312170179833, Register's Office for Davidson County Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been prorated between the parties and will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

The signature of Lou Anna Gentry is signed by his/her duly appointed Attorney-in-fact Danny Leon Gentry, pursuant to the Power of Attorney recorded as Instrument No. 20040608-0067865 said Register's Office.

unimproved ( )
This is improved (XX) property, known as 2701 Live Oak Road, Nashville, TN 37210.

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. Whenever 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/our hand(s) this 28th day of May, 2004.

The Heirs of Mary Frances Lawrence
Lou Anna Gentry Danny Leon Gentry, by P.O.A.
The Heirs of Mary Frances Lawrence
Lou Anna Gentry by POA: Danny Leon Gentry

Patsy Anne Lawrence Myatt
Patsy Anne Myatt

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 ~~Lou Anna Gentry, by POA: Danny Leon Gentry and~~ Patsy Anne Myatt, Daughter, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 28th day of May, 2004.

Commission expires 10/26/04

Notary Public

BRIAN L. SMITH NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of May, 2004.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Danny Leon Gentry, attorney-in-fact for Lou Anna Gentry, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of May, 2004.

My Commission Expires: 10/26/04

Notary Public

BRIAN L. SMITH NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282