PICK-UP

# WARRANTY DEED

SARAH EVANS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$82,500.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of June, 2004.

Sarah Evans
Notary Public

My commission expires: 11-24-2007

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: **James H. Roberts** | Send Tax Bills To: New Owner | Map-Parcel Numbers **Map 148-05, Parcel 035** |
|---|---|---|
| **3797 Turley Drive** | | |
| **Nashville, TN 37211** | | |

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,

**Judy H. Ladd Hullett and Bobby Hullett, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**James H. Roberts**

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 the 5th Civil District of Davidson County, Tennessee, described in part according to a survey made by Don Shanklin, Consulting engineer dated April 7, 1973, as follows;**

**BEGINNING at a concrete monument in the westerly margin of Turley Drive said concrete monument being the northeast corner of Lot No. 24 on the Plan of Haywood Heights, Section 2, of record in Book 2663, Page 13, Register's Office for Davidson County, Tennessee; thence, with the northerly line of said Lot No. 24 and continuing with the northerly line of Reserve Parcel "A" on the Plan of Hillbrook, Section 7, of record in Book 3842, Page 249, South 85 degrees 45 minutes West, passing the rear common corner of said Lot No. 24 and said Reserve Parcel "A" at 178.5 feet, a total distance of 243.47 feet; thence, North 18 degrees 57 minutes West 166.96 feet to the southeast corner of Lot No. 85 on the Plan of Hillbrook, Section 3 of record in Book 3300, Page 84, said Register's Office.; thence, North 85 degrees 45 minutes East 300 feet to a point in the westerly margin of Turley Drive; thence, with the westerly margin of Turley Drive, South 0 degrees 50 minutes West 160 feet to the point of beginning.**

**Being the same property conveyed to Anthony M. Ladd and wife, Judy D. Ladd, by Deed from Richard W. Argo and wife, Shirley J. Argo, of record in Book 4978, Page 459, Register's Office for DAVIDSON County, Tennessee. The said Anthony M. Ladd and wife, Judy D. Ladd having since divorced by Final Decree of record in Minute Book 147A, Page 77, First Circuit Court for Davidson County, Tennessee and of record in Book 5713, Page 581, Register's Office for said County. Said property was further conveyed to Judy H. Ladd (now Hullett) by Quitclaim Deed of record as Instrument No. 20040629-0077071, Register's Office for Davidson County, Tennessee.**

This is Improved (_X_) Unimproved (____) property, known as: **3797 Turley Drive, 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 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 convenant 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/our hand(s) this **28th** day of **June, 2004.**

Judy H. Ladd Hullett
**Judy H. Ladd Hullett**

Bobby Hullett
**Bobby Hullett**

Davidson County DEEDWARR
Recvd: 06/29/04 13:06 2pgs
Fees:13.00 Taxes:305.25

20040629-0077072

**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 **Judy H. Ladd Hullett and Bobby Hullett,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **June, 2004.**

Sarah Evans
**Notary Public**

**My Commission Expires:** 11-24-2007

