Box 44

Box 44

THIS INSTRUMENT PREPARED BY:
Sherrard & Roe, PLC (JHR)
424 Church St., Suite 2000
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 07/12/04 13:17 3pgs
Fees:18.00 Taxes:1846.30
20040712-0082604

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:
William J. Robertson, Jr.	Same	Map 116-11
408 Lynnwood Blvd.		Parcel 101
Nashville, TN 37205		

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Jane Buchi Connelly, a single woman ("Grantor"), has bargained and sold and does hereby bargain, sell, convey unto William J. Robertson, Jr. ("Grantee"), the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

A tract of land located in Davidson County, Tennessee, being in the City of Belle Meade, and being part of Lot No. 98, on the Re-Subdivision of part of Royal Oaks Subdivision, as of record in Book 974, page 4, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Lynwood Boulevard, at the common corner of Lots 97 and 98; thence easterly with the line between said lots, 300 feet to a point; thence in a southerly direction 105 feet; thence in a westerly direction 300 feet to the easterly margin of Lynwood Boulevard, which is 300 feet north of the southwest corner of Lot 98; thence along the easterly margin of said Boulevard, northerly 112 feet to the point of beginning.

Being the same property conveyed to William E. Connelly and wife, Jane B. Connelly, by deed from Clyde S. Gay and wife, Elma M. Gay, of record in Book 8866, page 804, Register's Office for Davidson County, Tennessee. Title now vests in Jane Buchi Connelly pursuant to a quitclaim deed from William Edward Connelly of record at Instrument No. 20020212-0018225, Register's Office for Davidson County, Tennessee, ("RODC").

This is improved property located at 408 Lynnwood Blvd., Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, his successors and assigns, in fee simple forever.

Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered except for those matters set forth on Exhibit A attached hereto and incorporated herein by reference, to all of which this conveyance is expressly made subject; and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons whomsoever.

Grantor further quitclaims and conveys to Grantee all of her right, title and interest in part of Lot 98 on the Plan of the Re-Subdivision of part of Royal Oaks Subdivision, as of record in Book 974, page 4, RODC and shown as Map 116-11, Parcel 101, on the property maps on file with the Metropolitan Government of Nashville and Davidson County, Planning Department, but without further warranty of title.

WITNESS the signature of the Grantor this the 9th day of July, 2004.

Jane Buchi Connelly

Jane Buchi Connelly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal, at office in Nashville, Tennessee, this 9th day of July, 2004.

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission expires:_____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $499,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of July, 2004.

Notary Public

My Commission Expires:_____

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

Permitted Title Encumbrances

1. Real property taxes for 2004, and subsequent years, a lien but not yet due and payable.

2. Easement for water mains as set out in agreement with J. L. Webb Pipe Line Company of record in Book 924, page 24, RODC.

3. Easement for water mains as set out in agreement with Belle Meade Company of record in Book 613, page 404, RODC.

4. All matters shown on the Plat of record in Plat Book 974, page 4, RODC.

5. Such matters as a current, comprehensive survey would disclose.