Record 1st
Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/19/04 14:11 2pgs
Fees:13.00 Taxes:185.00

20040719-0085922

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$50,000.00.**

Affiant

Subscribed and sworn to before me this 15th day of July, 2004

Notary Public
My Commission expires: 2/19/07
(Affix Seal)

MARGARET JANE STUART NOTARY PUBLIC WILSON CO. TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Joseph Robertson	Same	083-01.0-051.00
4117 Hillsboro Pike, Box 103122		
Nashville, TN 37215		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Harriette J. Sullivan**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robertson Properties, LLC**, its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 1 on the plan of Division of the James C. Sullivan Property, of record in Book 6200, page 304, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to James C. Sullivan Sr. and wife, Harriette J. Sullivan, by deed from James Scruggs and wife Juanita Scruggs, on May 12, 1977, of record in Book 5152, page 925, Register's Office for Davidson County, Tennessee. And further conveyed to Hariette J. Sullivan by Quitclaim Deed from James C. Sullivan of record in Book 9727, page 976, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 6200, page 304, Register's Office Davidson County, Tennessee.

This is improved property known as: **944 West Greenwood, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, its successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 15, 2004.

Harriette J. Sullivan

Harriette J. Sullivan

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Harriette J. Sullivan** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 15, 2004

My commission expires 06/09/07

Margaret Jane Stuart
Notary Public

MARGARET JANE STUART
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.
MY COMMISSION EXPIRES 06/09/07