47

WARRANTY DEED

Return to:
[illegible] TITLE & ESCROW, INC.
[illegible] Suite 112
[illegible], TN 37072

Davidson County DEEDWARR
Recvd: 08/09/04 09:53 2pgs
Fees:13.00 Taxes:277.50

20040809-0095583

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Nona K Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of August, 2004

Kathy J. Byers
NOTARY PUBLIC AT LARGE
Kathy J. Byers Notary Public:
My Commission Expires September 24, 2005

MY COMMISSION EXPIRES: 9/24/05
STATE OF TENNESSEE (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Robert D. Anderson	NEW OWNER	Map 30
P.O. Box 68		Group
Joelton, TN 37080		Parcel 99

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

Robert Jinnette, Jr. and, Janet Rajnoor, Heirs of the Estate of Robert Jinnette, Sr., a/k/a Robert E. Jennette

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Robert D. Anderson and wife, Nona K. Anderson
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 14th, formerly the 24th, Civil District of Davidson County, Tennessee, being Tract No. 2 as shown on a survey by Southern Land Surveying Co., dated October 9, 1962, described as follows:

Beginning at a point in the northeasterly margin of Whites Creek Pike being the common front corner of Tracts 1 and 2 on the above mentioned survey, said Tract 1 being the same property conveyed to John V. Walker and wife, by deed of record in Book 3618, Page 599, said point being 80.7 feet from the southeasterly intersection of said pike and a 50 foot roadway; thence along said margin of Whites Creek Pike, southeasterly 94 feet to a point; thence North 59 deg. 41' East 180.66 feet to an iron pin; thence North 63 deg. East 80 feet to an iron pin; thence North 30 deg. West 107.2 feet to an iron pin; thence South 57 deg. 52' West 259.85 feet to the point of beginning, containing 0.594 acres, more or less.

Being the same property conveyed to Robert E. Jennette and wife, Betty J. Jennette by deed from Robert G. O'Connor and wife, Mary Ann O'Connor, of record in Book 4048, Page 350, said Register's Office. The said Betty J. Jennette having predeceased Robert E. Jennette. See also Probate File #04P-640 of record in Probate Court, Davidson County, Tennessee. The said Robert Jinnette, Jr. and Janet Rajnoor, the Grantors herein execute this instrument as Heirs of the Estate of Robert Jinnette, Sr. (aka Robert E. Jennette).

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) Sanitary Sewer Easement of record in Book 7510, Page 156, said Register's Office.

Robert E. Jennette and Robert Jinnette, Sr. being one in the same person.

Heirship Affidavit of record by Instrument Number 20040809.0095582 **, in the Register's Office for Davidson County, Tennessee.**

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5169 Whites Creek Pike, Whites Creek, TN 37189

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. 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 hand this 6th day of August, 2004.

Robert Jinnette, Jr., Heir of the Estate of
Robert Jinnette, Sr.

Janet Rajnoor, Heir of the Estate of Robert
Jinnette, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert Jinnette, Jr. and Janet Rajnoor, Heirs of the Estate of Robert Jinnette, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are Heirs of the Estate of Robert Jinnette, Sr., and as such Heirs, they are authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at office, this 6th day of August, 2004.

My Commission Expires: 01/29/05

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.