WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 08/26/04 12:48 2pgs
Fees:13.00 Taxes:74.00

20040826-0103435

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August, 2004

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 09-22-07
(AFFIX SEAL)

G-2536-F

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN TITLE & ESCROW, LLC, 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas M. Rice	New Owner	MAP 93-12
(NAME)	(NAME)	
45 Willow Street		PARCEL 37
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Brenda Fay Robinson Garner

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

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. 51 on the Plan of the Pageot Property, called Fairfield Village, as of record in Book 21, Page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 51 fronts 50 feet on the south side of Willow, formerly Sycamore Street, and runs back between parallel lines 170 feet, more or less, to an alley.

BEING the same property conveyed to H. G. Robinson, by deed from Ora Lyons Thomas and Mildred Lyons Yeldell, devisees under the will of James Tolliver, Deceased, of record in Book 5722, Page 940, Register's Office for Davidson County, Tennessee. The said H. G. Robinson (a/k/a Hoyt Guy Robinson, Jr.) having since died on October 17, 2002, and pursuant to his Last Will and Testament of record in Book 4983, Image 940435, in the Probate Court Clerk's Office for Davidson County, Tennessee, and also of record in Instrument No. 20030521-0069354, Register's Office for Davidson County, Tennessee, said property was devised to his daughter, Brenda Fay Robinson Garner.

This is unimproved property and is not the principal residence of the Grantor.

unimproved (X)
This is improved ( ) property, known as 237 Willow Street, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 25th day of August, 2004

Brenda Fay Robinson Garner

Brenda Fay Robinson Garner

DCTN01WC

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 Brenda Fay Robinson Garner

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this _____ day of August 2004.

NOTARY PUBLIC AT LARGE Bertie Jo Whittaker My Commission Expires September 22, 2007 STATE OF TENNESSEE

Commission expires 09-22-07

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public