Davidson County DEEDWARR
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Fees:13.00 Taxes:185.00
20040916-0111827

# WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Stephanie Rust
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2004

Patricia Nichols
Notary Public:

MY COMMISSION EXPIRES: 1/29/05
(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: |
|---|---|---|
| Stephanie Rust | New Owner | Map 072 |
| 609 Ward Circle | | Group 10-0 |
| Old Hickory, TN 37138 | | Parcel 099.00 |

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

**Phillips-Robinson Co.**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Stephanie Rust**
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 the easterly 44 feet of Lot No. 5 on the map of East Hill Addition, as of record in Book 332, Page 33, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 5 fronts 44 feet on the northerly side of Delmas Avenue and runs back between parallel lines 191 feet to a dead line.

BEING the same property conveyed to Phillips Robinson Co. by deed from Ivie D. Tomlin, a life estate, James A. Tomlin and wife, Elizabeth Lowry Tomlin and William Tomlin, Jr. and wife, Ramona Jane Tomlin, of record in Book 9788, Page 744, dated September 7, 1995, Register's Office for said County.

This conveyance is subject to: (1) 2004 County Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Book 332, page 33, said Register's Office.

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 1025 Delmas Avenue, Nashville, TN 37216

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 15th day of September, 2004.

Phillips-Robinson Co.

By: Maude Hopkins
Maude Hopkins, Secretary-Treasurer
Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Maude Hopkins Robinson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Secretary-Treasurer respectively of the Phillips-Robinson Co. the within named bargainor, and corporation, and that she as such Secretary-Treasurer being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Maude Hopkins Robinson as such Secretary-Treasurer.

Witness my hand and official seal at office at Nashville, Tennessee on this the 15th day of September, 2004.

My Commission Expires: 1-29-05

Notary Public

PATRICIA NICHOLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.