Davidson County DEEDWARR
Recvd: 10/06/04 09:31 2pgs
Fees:13.00 Taxes:203.50

20041006-0120260

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN05697

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 23rd day of September, 2004

Notary Public

MY COMMISSION EXPIRES:

MOLLY T. PEAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY, STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel A. Bush	**American Home Mortgage Servicing**	
714 S. 15th Street	**P.O. Box 3050, Mail Stop D1-10**	**094-01-0-359.00**
Nashville, TN 37206	**Columbia, MD 21045-6050**	

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,

Larry Robinson, Administrator & Sole Heir of The Estate of Dorothy T. Robinson

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

Samuel A. Bush, unmarried

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. 158 on the Map of Shelby Village No. 2 as of record in Book 1835, page 48, Register's Office for said County.

Beginning at a point in the Westerly margin of South 15th Street at the corner of Lots 138 and 158; thence, with the line between said lots southwesterly 90 feet to a corner of Lot 139; thence with the line between Lots 158 and 139 southerly 40.9 feet to a point, a corner of Lot 156; thence with the line between Lots 156 and 158 southeasterly 39.9 feet to a corner of Lot 157; thence with the line between Lots 157 and 158 northeasterly 90 feet to a margin of South 15th Street; thence with margin of same northeasterly 60 feet to the beginning.

Being the same property conveyed to Dorothy T. Robinson, by Quitclaim Deed from J.F. Robinson, dated 8-29-66 and recorded 11-7-66 in Book 4075, page 478, Register's Office for Davidson County, Tennessee. The said Dorothy T. Robinson having since died on 2-25-03. Subject property now being solely vested in Larry Robinson, Administrator of the The Estate of Dorothy T. Robinson and sole heir at law of Dorothy T. Robinson, according to Probate Case No. 03-2003P-264 filed in the Chancery Court for Sumner County, Tennessee Probate Division.

Unimproved ( )
This is improved (X) property known as **714 S. 15th Street, Nashville, TN 37206**
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 our hands this 23rd day of September, 2004.

The Estate of Dorothy T. Robinson

Larry Robinson, Administrator & Sole Heir

By Larry Robinson, Administrator & Sole Heir

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 **Larry Robinson** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of September, 2004.

Commission Expires:_____

Dolly T. Peay
Notary Public

DOLLY T. PEAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005