Book 4

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/19/04 15:13 2pgs
Fees:13.00 Taxes:16.65

20041019-0125794

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$4,800.00.**

Affiant

Subscribed and sworn to before me this 12 day of October, 2004

Notary Public
My Commission Expires

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:
Robertson Properties, LLC	SAME	081-12-0-005.00
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, **Eva Pride**, widowed, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robertson Properties, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the southerly 4 ft. of Lot No.'s 306 and the northerly 25 ft. of Lot No.307 on the plan of McGavock, Wetmore, and Others' First Addition called the Town of McGavock, of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said parts of Lots Nos. 306 and 307 fronts together 29 feet on the easterly side of 11th Avenue North, formerly Arthur Avenue, and runs back between parallel lines 150 feet, to an alley.

Being the same property conveyed to Eva Pride, by deed from Belle Chandler, on October 21, 1975, of record in Book 4964, page 647, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 21, page 23, Register's Office Davidson County, Tennessee.

This is improved property known as: **1708 Arthur Avenue, Nashville, TN 37208**

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, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he 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 October 12, 2004.

Eva Pride

Eva Pride

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Eva Pride** 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 October 12, 2004

My commission expires: Notary Public Barbara Large

Notary Public

DAVIDSON COUNTY, TN