This instrument prepared by:
**Brenda R. Lehman**, an employee of
**First American Title Insurance Company**
**Six Cadillac Drive, Suite 190**
**Brentwood, Tennessee 37027**
**(615) 371-8999**

File No.: **2120-694155**

Davidson County DEEDWARR
Recvd: 12/22/04 13:49 3pgs
Fees:18.00 Taxes:1058.20

20041222-0152320

# WARRANTY DEED

**THIS INDENTURE,** made and entered into this **Seventeenth day of December, 2004**, by and between **Paul D. Hain and Anne-Marie Hain, husband and wife**, parties of the first part, and **Chester A. Robinson and Geraldine T. Robinson, husband and wife**, party of the second part,

**WITNESSETH:** This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10 ON THE PLAN OF MAP OF SUTTON HILL SECTION OF MARENGO PARK OF RECORD IN PLAT BOOK 974, PAGE 67, REGISTER'S OFFICE FOR SAID COUNTY.**

**SAID LOT NO. 10 FRONTS 101 FEET ON THE EASTERLY MARGIN OF SNOWDEN ROAD AND EXTENDS BACK 191.2 FEET ON THE NORTHERLY LINE AND 195.2 FEET ON THE SOUTHERLY LINE ALONG THE NORTHERLY MARGIN OF THE GLENDALE CAR LINE TO A DEAD LINE IN THE REAR, MEASURING 61.5 FEET THEREON.**

**Being the same property conveyed to Paul D. Hain and spouse, Anne-Marie Hain from Martha A. Tarleton Campbell, unmarried, by virtue of Warranty Deed as recorded on June 20, 2001 in Instrument Number 20010620-0065527, in the Register's Office for Davidson County, Tennessee.**

**20010620-0065527**
This conveyance is made subject to:
**(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.**

Parcel ID # **118-09-0 179.00**
**x** Improved OR
Unimproved property located at: **2916 Snowden Rd., Nashville, Tennessee**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Paul D. Hain

Anne-Marie Hain

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Paul D. Hain and Anne-Marie Hain, husband and wife** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Seventeenth day of December, 2004.**

Notary Public

My Commission Expires: 3-10-07

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

**********

Owner's Name: **Chester A. Robinson and Geraldine T. Robinson**

and Address: **2916 Snowden Rd. Nashville, TN**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
New Owner

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**286,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Seventeenth day of December, 2004.**

Notary Public

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires: 3-10-07