WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 1-26-09

(AFFIX SEAL)

BOOK 80-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3011 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 01/05/05 11:36 2 pgs
Fees:13.00 Taxes:284.53
20050105-0001842

D-0479

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valerie E. Knust	CTX Mortgage Company	083-13-0-241.00
(NAME)	(NAME)	
506 South 12th Street	801 94th Avenue North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	St. Petersburg, FL 33702	
(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, Debra Robbins, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Valerie E. Knust, and* 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:

*(and) James C. Turner, both unmarried

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Payne Blakemore & Cummings Addition to Nashville, as of record in Book 57, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Debra Robbins and Bruce Brabec, wife and husband, by Warranty Deed from Katherine J. Murray, unmarried, dated January 5, 2001, of record in Instrument No. 20010116-0004275, Register's Office for Davidson County, Tennessee, and further conveyed to Debra Robbins by Quitclaim Deed from Bruce Brabec of record in Instrument No. X, said Register's Office. * 20050105-0001840

Andy Allen executes this instrument on behalf of Debra Robbins pursuant to a Power of Attorney of record in Instrument No. X, Register's Office for Davidson County, TN. * 20050105-0001841

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 506 South 12th Street, Nashville, TN 37206
(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 29th day of December, 2004.

Debra Robbins by Andy Allen, Attorney in Fact

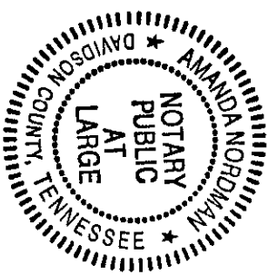
Andy Allen, Atty-in-Fact.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Andy Allen, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Debra Robbins, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Debra Robbins. Witness my hand and Notarial Seal this 29th day of December, 2004.

Amanda Nordman
Notary Public

My Commission Expires: 1/29/05



RETURN TO:

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