THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
LaDonya Robertson **1712 Western Shore Drive** **Nashville, TN 37214**	**NEW OWNER**	108-16-99.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $99,736.00.

LaDonya Robertson
Affiant

Subscribed and sworn to before me this 22nd day of December, 2004

Notary Public
My Commission Expires

SMITH JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 01/25/05 14:05 2 pg
Fees:13.00 Taxes:369.02

20050125-0009174

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **George Lee Natvig and wife, Deborah Ann Natvig**(herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **LaDonya Robertson**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as:

Land in Davidson County being Lot 2, on the Plan of Final Subdivision Plat, Section IV, Lakeview Hills, of record in Book 5200, Page 642, Register's Office of Davidson County, Tennessee to which reference is hereby made for more complete details of said lot.

Being the same property conveyed to George Lee Natvig, married by deed from Roger M. Karl and wife, Kimberely Karl, dated 04/28/00 and filed of record in Instrument No. 200006020044077, Register's Office of Davidson County, Tennessee

This conveyance is made subject to property taxes for the year 2004 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Book 5200 , page 642 Register's Office for Davidson County. Sanitary Sewer and Storm Drainage Easement of record in Book 5856, Page 84, Register's Office of Davidson County Deed of Conveyance of record in Book 8377, Page 905 and Book 8377, Page 908, Register's Office of Davidson County Restrictive covenants recorded in Book 6431, Page 298, Register's Office of Davidson County.

THIS IS **IMPROVED** PROPERTY KNOWN AS 1712 Western Shore Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever,

except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 22nd day of December, 2004

George Lee Natvig

George Lee Natvig

Deborah Ann Natvig by George Lee Natvig Atty-in-Fact

Deborah Ann Natvig by George ~~Lee~~ Lee Natvig, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared George Lee Natvig, married and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 22nd day of December, 2004.

Notary Public

My Commission Expires: 1/10/06

(SEAL) GERALD A SMITH JR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me the undersigned authority, a Notary Public of the County and State first above written, GEORGE LEE NATVIG with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence), and who acknowleded the execution of the within instrument for the purpose therein contained, and who further acknowledged that he/she is the attorney-in-fact of DEBORAH ANN NATVIG and is authorized by DEBORAH ANN NATVIG to execute this instrument on behalf of DEBORAH ANN NATVIG by authority of Power of Attorney of record in Book 639, page 155 or Instrument No. _____ in the Register's Office for GREENWOOD County, ~~Tennessee.~~ SOUTH CAROLINA

Witness my hand and seal this 22nd day of December, 2004.

Notary Public

My Commission Expires: 1/10/06

GERALD A SMITH JR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY