Record 1st
Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/10/05 09:05 2 pg
Fees:13.00 Taxes:307.10

20050310-0026450

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $93,000.00

Affiant

Subscribed and sworn to before me this 25 day of February, 2005

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-22-07
(Affix Seal)

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:
Joseph Robertson	SAME	104.01-0-302.00
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, **Bennie Ray Garton and Patricia Kaniewski**, 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 Lot No. 148 on the plan of West Grove Subdivision, of record in Book 421, page 109, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 148 fronts 50 feet on the westerly side of 37th Ave. No. and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Bennie Martin Garton, by deed from H.W. Lepley and wife, Evelyn Lepley, on January 16, 1975, of record in Book 4882, page 84, Register's Office for Davidson County, Tennessee. Said Bennie Martin Garton having since died leaving said property to Bennie Ray Garton and Deborah Sue Stewart by Last Will and Testament of record in Instrument Number 20040401-0036792, said Register's Office and being Case Number 03P241 dated February 19, 2003 of record in Volume 5090, page 1030375 of the minutes of the Circuit Court of Davidson County, Tennessee. Property further conveyed to Bennie Ray Garton and Patricia Kaniewski by Quitclaim Deed from Deborah Sue Stewart of record in Instrument Number 20040512-0055105, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 109, Register's Office Davidson County, Tennessee.

This is improved property known as: **121 37th Avenue North, Nashville, TN 37209**

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 February 25, 2005.

Bennie R Garton
Bennie R. Garton

Patricia D. Kaniewski
Patricia Kaniewski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Bennie Ray Garton and Patricia Kaniewski** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 25, 2005

My commission expires 9-22-07

Notary Public

