Davidson County DEEDWARR
Recvd: 05/13/05 10:41 2 pgs
Fees:13.00 Taxes:588.30

20050513-0054222

WARRANTY DEED

G-CD-05-1225

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Affiant STATE

Subscribed and sworn to before me this 10th DAY OF May, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kent P. Smith	Realty Mortgage Corporation	
1225 Statford Avenue	7000 Executive Center Drive #200	
Nashville, Tennessee 37216	Brentwood, TN 37027	61-15-384.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERTSON PROPERTIES, A LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KENT P. SMITH AND WIFE, BARBARA E. SMITH, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING PART OF LOTS 266 & 267, ON THE PLAN OF INGLEWOOD PLACE, OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE FOR SAID COUNTY, LAND DESCRIBED ACCORDING TO A SURVEY MADE BY JOHN B. KOHL, III, DATED MARCH 13, 1987 AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF STRATFORD AVENUE, 51 FEET 11 INCHES WESTERLY FROM THE SOUTHWEST CORNER OF STRATFORD AVENUE AND OXFORD STREET, THE SAME BEING THE SOUTHWEST CORNER OF LOT NO. 267; THENCE WITH THE NORTHERLY MARGIN OF SAID STRATFORD AVENUE, WESTERLY 51 FEET 11 INCHES TO A POINT; THENCE WITH A STRAIGHT LINE NORTHERLY AND PARALLEL WITH SAID OXFORD STREET, 200 FEET TO A POINT; THENCE EASTERLY AND 25 FEET FROM THE NORTHERLY LINE OF SAID LOT NO. 266, 51 FEET 11 INCHES TO A POINT; THENCE SOUTHERLY AND PARALLEL WITH SAID OXFORD STREET, 200 FEET TO THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ROBERTSON PROPERTIES, A LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM JOHN JESKE AND DIANNE PETERSON JESKE, HUSBAND AND WIFE, RECORDED ON THE 2ND DAY OF SEPTEMBER, 2004 IN INSTRUMENT NO. 20040902-0106123, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 332, page 101, in the Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1225 Statford Avenue, Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 10th day of May, 2005.

Robertson Properties

BY: _____

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Joseph Robertson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged him self to be the Managing Member of Robertson Properties, a Limited Liability Company, the within named bargainor, a company, and that he as such Managing Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the company, by him self as Managing Member.

Witness my hand and official seal at Nashville, TN on this 10th day of May, 2005.

NOTARY PUBLIC

My Commission Expires:

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 11/22/08

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903