Return to: First Title and Escrow Company, Inc.
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Davidson County DEEDWARR
Recvd: 05/23/05 14:12 2 pgs
Fees:13.00 Taxes:1193.25

20050523-0057959

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Yvonne D. Robinson	US Bank	Map 117-9-0-B
130 Longwood Place	814 Church Street	Parcel 16.00
Nashville, TN 37215	**Nashville, TN 37203**	12254 26B

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Phillip V. Crihfield, unmarried** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Yvonne D. Robinson, an unmarried person,** (The "Grantee"), her heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 16, on the plan of Longwood, of record in Book 5200, page 86, as amended in Book 5419, page 183, Register's Office of Davidson County, Tennessee.

Said Lot No. 16 fronts 60.0 feet on the northerly margin of Longwood Place and extends back between parallel lines 95.0 feet to a dead line in the rear.

Being the same property conveyed to Phillip V. Crihfield, an unmarried man, by deed of record in Book 9133, page 254, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Matters shown on the Plan of record in Book 5200, page 86, Register's Office.
3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney and limitations on title set forth in restrictions recorded in Book 5344, page 353, and any allied instruments referred to in said restrictions.
4. Easements of Sanitary Sewer and/or Storm Drainage of record in Book 3401, page 531, and Book 5287, page 712.

This is improved property commonly known as 130 Longwood Place, Nashville, TN, 37215.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $322,500.00.

Phillip V. Crihfield
Affiant

Subscribed and sworn to before me this 6th day of May, 2005.

Notary Public

My Commission Expires: 4-24-2007

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 6 day of May, 2005.

Phillip V. Crihfield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Phillip V. Crihfield**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of May, 2005.

Notary Public

My Commission Expires: 9-24-2005