03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/01/05 15:56 2 pgs
Fees:13.00 Taxes:103.60

20050601-0061931

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $28,000.00

Affiant

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Subscribed and sworn to before me, this 19th day of May, 2005.

Notary Public
My commission expires: 02/22/09

03-0505-32762

Address of New Owner:	Send Tax Bills to:	Tax Information
James W. Southerland P.O. Box 210236 Nashville, TN 37221		093-16-0-402.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LaDonya Nicole Robertson, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James W. Southerland and wife, Miriam A. Southerland, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Lot No. 1 on the Plan of Hermitage Annex Subdivision, of record in Book 2854, Page 132, Register's Office for Davidson County, Tennessee. Said Lot No. 1 is further described as follows:

Beginning at a point in the northerly margin of Meredith Street being 68.5 feet west of the intersection of Duncan Street; thence northwardly with the westerly boundary of Lot No. 2, 82 feet to a point; thence north 83 degrees 24 minutes west, 45.8 feet to a concrete monument in the easterly margin of a 20-foot alley. Thence with the margin of said alley south 6 degrees 30 minutes West, 40.3 feet to a concrete monument; thence south 84 degrees 34 minutes west, 25 feet to a concrete monument; thence 21 degrees 59 minutes east, 65 feet to a point in the northerly margin of Meredith Street; thence north 57 degrees 51 minutes east with said margin of Meredith Street, 52.5 feet to the point of beginning.

Being the same property conveyed to LaDonya Nicole Robertson by Quitclaim deed from Walter Thomas Dennis, of record in Instrument No. 20050106-0002196, re-recorded in Instrument No. 20050601-0061930 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 128 Meredith Avenue, Nashville, TN 37210

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 19th day of May, 2005.

LaDonya Nicole Robertson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, LaDonya Nicole Robertson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 19th day of May, 2005.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09