WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/05 11:15 2 pgs
Fees:13.00 Taxes:74.00

20050602-0062349

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $20,000.00.

Affiant

Subscribed and sworn to before me this 27 day of May, 2005

Notary Public

My Commission expires: 9-22-07 (Affix Seal)

HAL E. WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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:
Robertson Properties, Inc.	SAME	072-14-0-090.00
4117 Hillsboro Pike, Box 103-122		
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, **Tamika L. Knox**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robertson Properties, Inc.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the northerly part of Lot No. 14 on the plan of A.H. Robinson's Subdivision of Lots Nos. 28, 29, and part of 30 in Brownsville, of record in Book 57, page 1, Register's Office for Davidson County, Tennessee, and being described as follows:

Beginning in the center of Chapel Avenue at the northeast corner of said Lot No. 14; thence with the center of said avenue southwardly 85 feet; thence westwardly 95 feet to the easterly line of Lot No. 15; thence with said property line northwardly 85-1/2 feet to the corner of Lots Nos. 14 and 15; thence eastwardly 95 feet to the beginning.

Being the same property conveyed to George E. Douglass and wife, Alice Knox Douglass, by deed on June 16, 2052, of record in Book 2089, page 73, Register's Office for Davidson County, Tennessee. And further conveyed to Alicia M. Wilmot by Quitclaim Deed from George E. Douglass and wife, Alice Knox Douglass of record in Instrument Number 20030818-0119345, said Register's Office. And further conveyed to Tamika L. Knox by Quitclaim Deed from Alicia M. Wilmot of record in Instrument Number 20050425-0045832, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 1, Register's Office Davidson County, Tennessee.

This is improved property known as: **2417 Chapel Avenue, Nashville, TN 37206**

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 May 27, 2005.

Tamika L. Knox

Tamika L. Knox

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tamika L. Knox** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 27, 2005

My commission expires 9-22-07

Notary Public

