Record 1st

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$36,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of June, 2005

Notary Public

My Commission expires: 7-22-07 (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:
Joseph Robertson	SAME	133-01-0-099.00
4117 Hillsboro Pike, Box 103122		
Nashville, TN 37215		

Davidson County DEEDWARR
Recvd: 06/02/05 12:20 2 pgs
Fees:13.00 Taxes:133.20
20050602-0062436

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, **Frances E. Hudson**, 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 Lot No. 17 on the plan of Burrell Jackson's Resubdivision of part of Block "A" of Patterson's Subdivision of Maple Hill, not of record, described according to a survey of Lots Nos. 16 and 17 of said Plan, made by Hal R. Swann, Jr., Surveyor, dated April 20, 1957, as follows:
Said Lot No. 17 fronts 50 feet on the southerly side of McIver Street and runs back between lines 182.7 feet on the easterly side and 180.0 feet on the westerly side to a dead line in the rear, measuring 53.5 feet thereon.

Being the same property conveyed to Billy L. Hudson and wife, Frances E. Hudson, by deed from Edgar Turrentine and wife, Ethelyne T. Turrentine, on July 28, 1967, of record in Book 4158, page 487, Register's Office for Davidson County, Tennessee. The said Billy L. Hudson having died leaving property to Frances E. Hudson by right of survivorship.

The property is subject to the following:

- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **405-1/2 McIver Street, Nashville, TN 37211**

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 24, 2005.

Frances E. Hudson
Frances E. Hudson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Frances E. Hudson** 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 24, 2005

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY