Record 2nd

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $44,000.00.

Affiant

Subscribed and sworn to before me this 24 day of May, 2005

Notary Public

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

HALE SWANN 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:
Michael Hughey & Tina D. Hughey		133-01-0-099.00
405-1/2 McIver Street		
Nashville, TN 37211	,	

Davidson County DEEDWARR
Recvd: 06/02/05 12:22 2 pgs
Fees:13.00 Taxes:162.80
20050602-0062437

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, **Robertson Properties, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michael Hughey and wife, Tina D. Hughey**, 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 Robertson Properties, Inc., by deed from Frances E. Hudson, on _____, of record in Instrument Number_____ Register's Office for County, Tennessee.

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.

Robertson Properties, Inc.

By: **Joseph Robertson**

lm

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 24th day of May, 2005, before me, appeared Joseph Robertson to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager of Robertson Properties, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Joseph Robertson acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC



My Commission Expires:

9-22-07