PLEASE RETURN TO:
SOUTHERN TITLE, LLC
379 E. MAIN ST.
HENDERSONVILLE, TN. 37075

WARRANTY DEED

B-CRYE-05-4213

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF May, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBIN R. FOUNTAIN
Notary Public, Oakland County, MI
My Commission Expires 07/03/2006

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LaJuanna D. Carr	HCI	
4213 Winterbrook Road (ADDRESS)	151 W Dunbar Cave Rd. (NAME) (ADDRESS)	032-13-0 010.00
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37040 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LETYNA A. ROBERTS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAJUANNA D. CARR, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 16 ON THE PLAN OF TIMBERTRAIL SECTION ONE, OF RECORD IN PLAT BOOK 5200, PAGE 205, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO LETYNA A. ROBERTS BY LAST WILL AND TESTAMENT OF LENORA A. HOLMAN, PROBATE DOCKET NO. 03P-1878 AND BY AFFIDAVIT OF HEIRSHIP RECORDED JUNE 7, 2002 IN INSTRUMENT NO. 20020607-0069540, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PROPERTY WAS CONVEYED TO LENORA A. HOLMAN BY QUITCLAIM DEED RECORDED JUNE 16, 1994 IN BOOK 9379, PAGE 593, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Spouse does not join in this conveyance due to property never having been a marital residence.

Davidson County DEEDWARR
Recvd: 06/06/05 13:37 2 pgs
Fees:13.00 Taxes:323.75

20050606-0064204

unimproved ( )
This is improved (X) property, known as 4213 Winterbrook Road, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 25th day of May, 2005.

Letyna A. Roberts

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Letyna A. Roberts, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of May, 2005.

Notary Public

My Commission Expires:

ROBIN R. FOUNTAIN
Notary Public, Oakland County, MI
My Commission Expires 07/03/2006

ROBIN R. FOUNTAIN NOTARY PUBLIC OAKLAND COUNTY, MI

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903