

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$75,700.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: September 22, 2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARIO A. ROBLES	**SAME**	**72-2-159**
(NAME) **1116 SHELTON AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/27/05 16:15 2 pgs
Fees:13.00 Taxes:280.09

20050627-0073859

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, WILLIAM C. LEWIS, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARIO A. ROBLES,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 51 on the Plan of Inglewood Place as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 51 fronts 50 feet on the southerly side of Shelton Avenue and runs back between parallel lines 202.5 feet to a dead line.

Being the same property conveyed to William C. Lewis, a single person, from Julia Williams, Lorene Holder, Christine E. Lee, Kay Stover, Deborah Norris, Marie Parrett, Ronnie Brooks, Douglas Lee Brooks and Brian Richard Brooks, together with Christine E. Lee, Executrix of the Estate of Pauline E. Jakes by deed of record as Instrument #20020812-0096681, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 332, page 101, Sanitary Sewer and/or Storm Drainage easement of record in Book 4966, page 366, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **1116 SHELTON AVENUE, NASHVILLE, TN 37216**
(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, his heirs assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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(s) this **24th day of June, 2005.**

WILLIAM C. LEWIS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at office this **24th** day of **June, 2005**.

My commission expires: **September 22, 2007**

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public