Davidson County DEEDWARR
Recvd: 07/07/05 09:10 2 pgs
Fees:13.00 Taxes:984.20

20050707-0077968

WARRANTY DEED

G-CD-05-4028

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

JOHN C. LEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Lawrence Austin Robinson	Atlantic First Mortgage	
4028 Lealand Lane (ADDRESS)	(NAME) 3466 Henderson Drive (ADDRESS)	
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Jacksonville, NC 28546 (CITY) (STATE) (ZIP)	132-1-40.00

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 DANNY H. NORTHCUTT, JR., AND WIFE, SARA NORTHCUTT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAWRENCE AUSTIN ROBINSON, A SINGLE PERSON, 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 183, ROLLING MEADOWS Subdivision, as shown on plat of record in Plat Book 1424, Page's 98 and 99, in the Register's Office for Davidson County, Tennessee. Together with an easement for shared Drive, as contained and as shown on the Mortgage Loan Inspection Survey, in Deed of record in Book 8995, Page 929, as re-recorded in Book 9017, Page 916, said Register's Office.

Being the same property conveyed to Danny H. Northcutt, Jr., and wife, Sara Northcutt, by Inst. No. 20010501-0044205, recorded May 1, 2001, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Book 1424, Page 98-99; Book 8995, Page 929; Book 9017, Page 916; said register's office; and c) any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4028 Lealand Lane, Nashville, Tennessee 37204
(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 21st day of June, 2005.

Danny H. Northcutt, Jr.

Sara Northcutt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Danny H. Northcutt, Jr. and Sara Northcutt, 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 21st day of June, 2005.

Kaz E Arbogast
Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903