Record 1st

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/15/05 15:38 2 pgs
Fees:13.00 Taxes:329.30
20050715-0082651

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$89,000.00.**

Affiant

Subscribed and sworn to before me this 15 day of July, 2005

Notary Public

My Commission expires: 9-22-07

(Affix Seal)

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC 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:
Robertson Properties, LLC	SAME	061-15-0-385.00
4117 Hillsboro Pike, Box 103-122		
Nashville, TN 37215		

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, **Ricky Eugene Moreland**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robertson Properties, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the East 51' 11" of Lot No. 267, and the East 51' 11" of the South 85' of Lot No. 266 on the plan of Inglewood Place, as of record in Book 332,page 101, Register's Office for Davidson County, Tennessee.

Said parts of saod Lots front 51' 11" on the North side of Stratford Avenue, and run back between parallel lines along the west margin of Oxford Street 200' to a dead line.

Being the same property conveyed to Ricky Eugene Moreland, by final Divorce Decree from Carolyn Regina Moreland, on September 23, 1998, of record in Book 11766, page 198, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 101, Register's Office Davidson County, Tennessee.
- Easement for Sanitary Sewer and Storm Drainage of record in Book 4275, page 390, Register's Office Davidson County, Tennessee.

This is improved property known as: **1227 Stratford Avenue, Nashville, TN 37216**

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 July 15, 2005.

Ricky E. Moreland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ricky Eugene Moreland** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 15, 2005

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY