This instrument prepared by:
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Brentwood, Tennessee 37027
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File No.: **2120-903753**

After Recording Return To:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 305
Nashville, Tennessee 37214

Davidson County DEEDWARR
Recvd: 08/09/05 15:24 3 pgs
Fees:18.00 Taxes:351.50
20050809-0094422

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-fifth day of July, 2005**, by and between **Jeffrey A. Hooven**, parties of the first part, and **Jennifer Robinson and Durward Franklin Robinson, III** husband & wife, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

BEING PART OF LOT 64 ON THE MAP OF MAPLECREST AS OF RECORD IN BOOK 1835, PAGE 27 AND 28, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 64 FRONTS 55 FEET ON THE NORTH SIDE OF WEONA DRIVE AND RUNS BACK BETWEEN LINES 360 FEET ON THE EAST LINE AND 278 FEET ON THE WEST LINE TO A DEAD LINE IN THE REAR, WHICH IS THE RIGHT OF WAY LINE TO THE TENNESSEE CENTRAL RAILROAD, ON WHICH IT MEASURES 160 FEET.

EXCLUDED FROM THIS CONVEYANCE IS A PORTION OF LOT NO. 64 CONVEYED IN INSTRUMENT NO. 200206280078318 AND 200208210101107, SAID REGISTER'S OFFICE AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EXISTING SOUTH MARGIN OF NASHVILLE & EASTERN RAILROAD AND THE EAST BOUNDARY OF THE JOHNNY R. CUMBY, JR., AND STACY C. CLINKENBEARD, UNMARRIED, PROPERTY; THENCE WITH SAID EXISTING MARGIN HAVING 1382.39 FEET RADIUS CURVE RIGHT AND EASTERLY 160.17 FT. TO A POINT; THENCE WITH THE WEST BOUNDARY OF THE CATHY LYNN PAYNE PROPERTY S 13 DEG. 41' 57" W 70.45 FT. TO A POINT; THENCE WITH THE PROPOSED SOUTH MARGIN OF SAID RAILROAD HAVING A 2794.79 FT. RADIUS CURVE LEFT AND WESTERLY 141.01 FT. TO A POINT; THENCE WITH SAID EAST BOUNDARY N 01 DEG. 12' W 62.04 FT. TO THE POINT OF BEGINNING

Being the same property conveyed to parties of the first part, herein shown in:
Book , Page No.: or Instrument No.: **20050114-0005571** in said Register's office.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **84-10-13**

X Improved OR

Unimproved property located at: **2210 Weona Drive, Nashville, Tennessee 37214**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Jeffrey A. Hooven

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jeffrey A. Hooven** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **his** free Act and Deed.

Witness my hand and Notarial Seal this **Twenty-fifth day of** AD 2006.

Notary Public

My Commission Expires: 9/4/06

W. BRAD BOOKMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

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Owner's Name: **Jennifer Robinson and Durward Franklin Robinson, III**

and Address: **2210 Weona Drive**
Nashville, TN 37214

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Same As New owner

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$95,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Twenty-fifth day of July, 2005.**

Notary Public

My Commission Expires: 11-22-08

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008