Realty Title 15
Box 48A

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**4721 Andrew Jackson Pkwy.**
**Hermitage, TN 37076**

Davidson County DEEDWARR
Recvd: 09/07/05 14:46 2 pgs
Fees:13.00 Taxes:259.00
20050907-0107727

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $70,000.00**

**Affiant**

**Subscribed and sworn to before me, this 1 day of September, 2005.**

**Notary Public**
**My commission expires:** 9-16-08

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

**15-0508-150445**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Sandra B. Thomas<br>3073 Casa Dr.<br>Nashville TN 37214 | GMAC Mortgage<br>1801 West End Avenue / Suite 100<br>Nashville, TN 37203 | 108-03-0-072 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robin R. Harris, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Sandra B. Thomas, unmarried**, hereinafter called the Grantee, her successors 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 Lot No. 54A (erroneously referenced as Lot 54 in prior deed), on the Plan of A Zone Lot Division of Lots 54 & 55 on the Patio Villa, Section 5, of record in Book 5200, Page 633, as amended in Book 6250, Page 726 (erroneously referenced as Page 633 in prior deed), Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robin R. Harris by deed from Metropolitan Nashville Airport Authority, dated July 16, 1993, of record in Book 9023, Page 462, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3073 Casa Dr., Nashville, TN 37214

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, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 this 1 day of September, 2005.

Robin R. Harris
Robin R. Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robin R. Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 1 day of September, 2005.

Kevin Steinke
Notary Public
State of Tennessee at Large

My Commission expires 9-16-07

