WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/20/05 09:19 2 pgs
Fees:13.00 Taxes:1017.50
20051020-0126396

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$275,000.00.**

Affiant

Subscribed and sworn to before me this 14 day of October, 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:
Lane Wallace & Joseph Robertson	SAME	
718 Thompson Lane, Ste 108		
Nashville, Tn 37204		

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, **Kenneth L. Wilkens, an unmarried man,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Joseph Robertson and Lane Wallace**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 204 on the plan of Winfield Park, Phase 1, Section 2, Revision 2, a Planned Unit Development , of record in Instrument Number 20010313-0024087 , Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kenneth L. Wilkens, an unmarried man, by deed from Turnberry Homes, LLC, a Tennessee limited liability company, on October 23, 2002, of record in Instrument Number 20021025-0131037, Register's Office for Davidson County, Tennessee.

Map & Parcel # 172-14-0-B-204.00CO

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Instrument Number 20021025-0131037 Book , page , Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 11113, page 691; Instrument Number 20001211-0122000; and in Instrument Number 20020520-0061426, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11113, page 717, Register's Office for Davidson County, Tennessee

This is improved property known as: **4712 Sterling Cross, Nashville, TN 37211**

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 October 14, 2005.

Kenneth L. Wilkens

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kenneth L. Wilkens, an unmarried man** 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 October 14, 2005

My commission expires 9-22-07

Notary Public

