WARRANTY DEED

Return to:

Hallmark Title Company
100 Bluegrass Commons Blvd.
Suite 115
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$23,500.00.**

Affiant

Subscribed and sworn to before me this 4th day of November, 2005

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2813 Crossford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jerrell D. Rawls	SAME	072-14-0-090.00
2304 Woodmont Dr.		
Springfield, TN 37172		

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, **Robertson Properties, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jerrell D. Rawls**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the northerly part of Lot No. 14 on the plan of A.H. Robinson's Subdivision of Lots Nos. 28, 29, and part of 30 in Brownsville, of record in Book 57, page 1, Register's Office for Davidson County, Tennessee, and being described as follows:

Beginning in the center of Chapel Avenue at the northeast corner of said Lot No. 14; thence with the center of said avenue southwardly 85 feet; thence westwardly 95 feet to the easterly line of Lot No. 15; thence with said property line northwardly 85-1/2 feet to the corner of Lots Nos. 14 and 15; thence eastwardly 95 feet to the beginning.

Being the same property conveyed to Robertson Properties, LLC, from Tamika L. Knox, by deed on May 27, 2005, of record in Instrument Number 20050602-0062349, 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 57, page 1, Register's Office Davidson County, Tennessee.

This is improved property known as: **2417 Chapel Avenue, Nashville, TN 37206**

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 November 4, 2005.

Robertson Properties, Inc.

By Joseph Robertson

Davidson County DEEDWARR
Recvd: 11/09/05 11:30 2 pgs
Fees:13.00 Taxes:86.95

20051109-0135800

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 4th day of November, 2005, before me, appeared Joseph Robertson to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager of Robertson Properties, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Joseph Robertson acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

9-22-07

