WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/22/05 09:49 2 pgs
Fees:13.00 Taxes:314.50
20051122-0140887

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$85,000.00.**

Affiant

Subscribed and sworn to before me this 18 day of November, 2005

Notary Public
My Commission expires: 9-28-07
(Affix Seal)

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:
Anthony F. Sims	SAME	059-13-0-057.00
3935 Tucker Road		
Nashville, TN 37218		

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, **Joseph W. Robertson III**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Anthony F. Sims, married and Betty D. Sims, unmarried, as tenants in common with right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 91 on the plan of Treppard Heights Subdivision, of record in Book 2663, pages 64 and 65, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 91 fronts 90 feet on the westerly side of Tucker Road and runs back 315.1 feet on the north line and 331.2 feet on the south line to a dead line, measuring 91.4 feet thereon.

Being the same property conveyed to Robertson Rentals, LLC, from Gary D. and Karen L. Holloway, by deed on May 18, 2005, of record in Instrument Number 20050602-0062553, Register's Office for Davidson County, Tennessee. And further conveyed to Joseph William Robertson, III by Quitclaim Deed from Robertson Rentals, LLC of record in Instrument Number 20050621-0070880, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 2663, page 64, Register's Office Davidson County, Tennessee.

This is improved property known as: **3935 Tucker Road, Nashville, TN 37218**

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 18, 2005.

Joseph W. Robertson III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joseph W. Robertson III** 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 November 18, 2005

My commission expires 9-22-07

Notary Public

