Davidson County DEEDWARR
Recvd: 12/27/05 10:30 2 pgs
Fees:13.00 Taxes:513.39

20051227-0153634

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
05TN07995

WARRANTY DEED

ERIN K. MARKHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$138,754.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 20th day of December, 2005

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee Ann Carter	**PHH Mortgage Services**	**172-03-0-B-019.00 CO**
719 E Woodlands Trail	**3000 Leadenhall Road**	
Nashville, TN 37211	**Mt. Laurel, NJ 08054**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

J.C. Robbins, Jr. and wife, Jane Robbins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lee Ann Carter and husband, James M. Carter

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 19, Plan of the Woodlands, Phase 2, as shown on plat of record in Plat Book 6900, page 635, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Subject to DCCR and By-Laws of record in Book 7334, page 109 as amended in Book 7408, page 250, Book 7516, page 37, Book 8464, page 463, Book 8622, page 390 and Book 8634, page 224 as re-recorded in Book 8673, page 675, in the Register's Office of Davidson County, Tennessee.

Subject to Charter of the Homeowner's Association of record in Book 8454, page 246, in the Register's Office of Davidson County, Tennessee.

Subject to Conveyance of Common Areas to Homeowner's Association of record in Book 8472, page 310, in the Register's Office of Davidson County, Tennessee.

Subject to P. U. D. Boundary Plat of record in Book 6900, page 497, in the Register's Office of Davidson County, Tennessee.

Subject to Storm Water Detention Agreement of record in Book 7336, page 3, in the Register's Office of Davidson County, Tennessee.

Subject to Deed of Conveyance for Water & Sewer Mains of record in Book 8541, page 230, 241, & 247, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to J. C. Robbins, Jr., by Warranty Deed from Philip C. Scharre, an unmarried person, dated 9-22-03 and recorded 9-24-03 in instrument no. 20030924-0141586, Register's Office for Davidson County, Tennessee.

Unimproved ( )

This is improved (X) property known as **719 E Woodlands Trail, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this 20th day of December, 2005.

J.C. Robbins, Jr.

Jane Robbins

STATE OF MISSISSIPPI
COUNTY OF Lee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J.C. Robbins, Jr. and wife, Jane Robbins the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal Tupelo, Mississippi, this 20th day of December, 2005.

Commission Expires: _____ Notary Public

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: Nov 22, 2007
BONDED THRU NOTARY PUBLIC UNDERWRITERS

LEE COUNTY, MISS. JOAN McCRAW NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2005.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2005, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2005.

Commission Expires:_____ _____
Notary Public