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Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 02/15/06 15:35 3 pgs
Fees:18.00 Taxes:22.20
20060215-0018587

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $6,000.00

Affiant

Subscribed and sworn to before me, this 31st day of February, 2006.

Notary Public
My commission expires: 02/22/09

03-0601-33328

Address of New Owner:	Send Tax Bills to:	Tax Information
Thomas Roberts	New Owner	071-01-0-141.00
4967 Walden Road		
Greenbriar, TN 37073		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Shirley A. Redmond, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Thomas Roberts, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

See attached Exhibit "A".

Being the same property vested in Herbert H. Redmond and Shirley A. Redmond by Final Decree confirming sale from Clerk & Master, dated 1-25-90 and of record in Book 8053, Page 88, Register's Office for Davidson County, Tennessee. Herbert H. Redmond having since died.

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 0 Woodridge Drive, Nashville, TN

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, its 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 ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 3rd day of February, 2006.

Shirley A. Redmond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shirley A. Redmond, 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 Nashville, TN, this 3rd day February, 2006.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09

EXHIBIT "A"

PROPERTY DESCRIPTION

Land located in the 2nd Councilmanic District of Davidson County, Tennessee and described according to a survey by R. L. Montoya-Land Surveying, Inc. as follows:

Beginning at a concrete monument in the easterly margin of Woodridge drive, said point being the southwest corner of lot no. 19 on the plan of Section One, First Addition, Trinity Hills Village as of record in Plat Book 4175, Page 92. R.O.D.C., Tn. and the northwest corner of this described tract; thence, leaving said easterly margin along the north line of this tract, the south line of lot 19 North 73 degrees 05 minutes 00 seconds East 86.90 feet to a concrete monument; thence, along the east line of this tract South 2 degrees 29 minutes 30 seconds West 133.81 feet to an iron rod in a old fence line; thence, with the south line of this tract South 82 degrees 43 minutes 30 seconds West 43.04 feet to a concrete monument in the easterly margin of Woodridge Drive; thence, with said easterly margin North 16 degrees 55 minutes 00 seconds West 119.00 feet to the point of beginning, containing 8008.6 square feet, 0.18 acres more or less.