WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/07/06 08:54 2 pgs
Fees:13.00 Taxes:222.00
20060307-0025994

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$60,000.00.**

Affiant

Subscribed and sworn to before me this 6 day of March, 2006

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, 218 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Joseph Robertson	SAME	072-13-0-015.00
4117 Hillsboro Pike, Box 103-122		
,Nashville, Tn 37215	,	

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, **Mary Brown***, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Joseph Robertson and Sara Robertson, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

* Mary Brown and Mary E. Carpenter and Mary Carpenter-Brown all being one in the same person

Being Lot No. 72 on the plan of Springdale Subdivision, of record in Plat Book 974, page 18, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 72 fronts 50.00 feet on the northerly margin of McClurkan Avenue and extends back between parallell lines 162.7 feet to a dead line in the rear measuring 50.00 feet thereon.

Being the same property conveyed to Bernise Carpenter and wife, Mary E. Carpenter, by deed from John Patrick Young, on February 17, 1984, of record in Book 6234, page 587, Register's Office for Davidson County, Tennessee. The said Bernise Carpenter having since died leaving property to Mary E. Carpenter by right of survivorship.

The property is subject to the following:

- Taxes and assessments for the year 2006 in the estimated amount of $1,159.60 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 072-13-0-015.00.
- Subject to all matters as shown on the Plan of record in Plat Book 974, page 18, Register's Office Davidson County, Tennessee.

This is improved property known as: **923 McClurkan 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 March 6, 2006.

Mary Brown by Jane Gordon attorney in fact
Mary Brown

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Janice Gordon with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Mary Brown the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Mary Brown the bargainor(s), by the said Janice Gordon as Attorney-in-Fact.

WITNESS my hand and seal, this 6th day of March 2006.

_____ My Commission Expires: 9-22-07
NOTARY PUBLIC

