WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$159,900.00.**

Daphne M. Davis
Affiant

Subscribed and sworn to before me this 24 day of March, 2006

Notary Public
My Commission expires: 9-22-06
(Affix Seal)

Davidson County DEEDWARR
Recvd: 03/29/06 09:06 2 pgs
Fees:13.00 Taxes:591.63
20060329-0035454

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:
Teresa J. Hargrove	SAME	061-15-0-385.00
1227 Stratford Avenue		
Nashville, TN 37216		

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 Rentals, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Teresa J. Hargrove and Steven L. Gerard, both unmarried people**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the East 51' 11" of Lot No. 267, and the East 51' 11" of the South 85' of Lot No. 266 on the plan of Inglewood Place, as of record in Book 332,page 101, Register's Office for Davidson County, Tennessee.

Said parts of said Lots front 51' 11" on the North side of Stratford Avenue, and run back between parallel lines along the west margin of Oxford Street 200' to a dead line.

Being the same property conveyed to Robertson Properties, LLC, from Ricky Eugene Moreland, by deed on July 15, 2005, of record in Instrument Number 20050715-0082651, Register's Office for Davidson County, Tennessee. And further conveyed to Robertson Rentals, LLC by Quitclaim Deed from Robertson Properties, LLC of record in Instrument Number 20060202-0013388, said Register's Office.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 101, Register's Office Davidson County, Tennessee.

This is improved property known as: **1227 Stratford Avenue, Nashville, TN 37216**

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 24, 2006.

Robertson Rentals, LLC

By Joseph Robertson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 24nd day of March, 2006, 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 Rentals, LLC and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (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

