(1)

Davidson County DEEDWARR
Recvd: 04/19/06 12:23 2 pgs
Fees:13.00 Taxes:499.13

20060419-0044818

# WARRANTY DEED

ET-06-0263

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF April, 2006

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 1-20-09

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mary Frances Rudy, Attorney at Law
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles Westley Robinson | New Owner | |
| 1409 Norvel Avenue | (NAME) | 19 061 15 020 300 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37216 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CRAIG SANFORD, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CHARLES WESTLEY ROBINSON AND WIFE, MEGAN ROBINSON, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, BEING Lot No. 38 and the Westerly one-half (1/2) of Lot No. 39 on the Plan of M. N. Young's Inglewood Annex, of record in Book 547, page 197, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Said Lot No. 38 and one-half (1/2) of Lot No. 39 together front 75 feet on the Northerly margin of Norvel Avenue and extend back between parallel lines measuring 150 feet to a dead line in the rear measuring 75 feet thereon.

Being the same property conveyed to Craig Sanford by Cash Deed for Tennessee from Alphonso Jackson, Secretary of Housing and Urban Development of Washington, D.C., executed on December 30, 2005, of record at Instrument No. 20060106-0002297, Register's Office of Davidson County, Tennessee; AND also being the same property previously acquired by Secretary of Housing and Urban Development pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531), by deed executed on November 15, 2005, of record at Instrument No. 20051116-0138265, Register's Office of Davidson County, Tennessee; AND also being the same property previously conveyed to Tennessee Housing Development from Daryl E. Brown, filed for record on June 10, 2004, at Instrument No. 20040615-0070517, Register's Office of Davidson County, Tennessee.

Legal Description taken from latest conveyance deed of record.

This property was purchased as investment property, never having been the principal residence of said Craid Sanford.

This conveyance is subject to any and all restrictions and easements of record, if any.

unimproved ( )
This is improved ( X ) property, known as 1409 Norvel Avenue, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 my/our hand(s) this 13th day of April, 2006.

Craig Sanford

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Craig Sanford , 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 at Mt. Juliet, Tennessee, this 13th day of April, 2006.

My Commission Expires: 09-16-07

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 13th day of April, 2006.

My Commission Expires _____

_____
Notary Public

**MARY FRANCES RUDY**
ATTORNEY - AT - LAW

**RETURN TO:**
**Executive Title, LLC**
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122