WARRANTY DEED

PLEASE RETURN TO:
SUPERIOR TITLE CO. INC.
110 CUDE LANE
MADISON, TN 37115

ERNESTINE NOELL
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

My Commission Expires 9-13-08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Connie L. Jumbs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MAY, 2006.

Ernestine Noell
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

RETURN TO & THIS INSTRUMENT WAS PREPARED BY
Superior Title Company, Inc., 110 Cude Lane, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Jennings	William Jennings	09208003900
(NAME)	(NAME)	
100 Chesapeake Court	100 Chesapeake Court	
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37087	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No: 10160218

FOR AND 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, **I, MALCOLM W. ROBERTS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM JENNINGS**, 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 the east 2 ½ feet of Lot No. 128 and West 35 Feet of Lot No. 127 on the Plan of the unsold lots in West Nashville, of Samuel Watkins, deceased of record in Book 57, Page 13, Register's Office of Davidson County, Tennessee. Said parts of said Lots adjoin and front together 37 ½ feet on the south side of Clinton Street and run back between parallel lines 177 feet to an alley.

Being the same property conveyed to Malcolm W. Roberts by Quitclaim Deed from Olga Williams filed of record October 5, 2005, in Instrument No. 20051005-0120186 and re-recorded April 25, 2006 in Instrument No. 20060425-0047035, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1411 Clinton Street, Nashville, TN 37203
(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 hand this 5th day of May, 2006.

Malcolm W. Roberts

Malcolm W. Roberts

Davidson County DEEDWARR
Recvd: 05/08/06 09:36 2 pgs
Fees:13.00 Taxes:148.00

20060508-0053067

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Malcolm W. Roberts, the within named Grantors with whom I am personally acquainted or proven to me on the basis of satisfactory evidence to have executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee this 5th day of May, 2006.

Commission expires:

ERNESTINE NOELL
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.
My Commission Expires 9-13-08

Ernestine Noell

Notary Public