Davidson County DEEDWARR
Recvd: 05/17/06 10:51 2 pgs
Fees:13.00 Taxes:431.05
20060517-0057700

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14621

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N14621

Property Address:
2016 24th Avenue North, Nashville, TN 37208

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Eric Robertson and wife, Karen Robertson**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Rosemary Thompson, unmarried**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being part of Lot No. 16 on the Plan of the Nichol property, of record in Book 31, Page 603, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the middle of 24th Avenue, North, formerly Dudley Avenue, where said Avenue is intersected by the Eva Allen line; thence east with the said Evan Allen line 170 feet; thence north with line of lot formerly owned by L.O. Moore 50 feet; thence west 170 feet parallel with the aforementioned Eva Allen line to the middle of 24th Avenue, North; thence south with the middle of said Avenue, 50 feet to the point of beginning, being also a strip of land at the back or east end of the land above described, said strip being 20 feet wide and 50 feet long, extending in length from the said Eva Allen line to the north line of the land above described.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Lura B. Hurd, dated December 12, 1994, and recorded December 13, 1994, in the Register's Office for Davidson County, Tennessee, in Book 9544, at Page 704.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] not a part of the homestead of Grantors and is not Grantor's marital residence, or [ ] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 15th day of May, 2006.

Eric Robertson {Seal}

Karen Robertson {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 15th day of May, 2006, before me, the undersigned officer, personally appeared Eric Robertson and Karen Robertson, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

ROBBIN TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission expires: 11-27-2006

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $116,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 15th of May, 2006.

Notary Public

My Commission expires: 11-27-2006

Name of Owner and Property Address:
Rosemary Thompson
3041 Cleveland Boulevard #6
Louisville, KY 40206

Person Or Entity Responsible For Payment Of Taxes:
Rosemary Thompson
3041 Cleveland Boulevard #6
Louisville, KY 40206

Tax Parcel ID#: 081-06-0-354.00

ROBBIN TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY