Davidson County DEEDWARR
Recvd: 06/02/06 13:26 2 pgs
Fees:13.00 Taxes:416.25
20060602-0065249

This Instrument Prepared by:
Title Corporation of America
PO Box 3112, Brentwood, TN 37024
615-377-0749 File No. 0605012
After Recording please return to:
Rudy Title & Escrow
2012 21st Avenue South, Nashville, TN 37212
File No. _____

STATE OF TN
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is **$112,500.00**

Affiant

Subscribed and sworn to before me, this **05/19/06**

JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public
My commission expires: 7-2906

Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
Cherie R & Ivan M. Robbins 3436 Hampton Avenue Nashville, TN 37215-1408	New Owner	092 - 13- 0 483.00

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Renee B. Leymon an unmarried woman and Justin W. Rogers a married man, as joint tenants with the right of survivorship.**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Cherie R. Robbins and Ivan M. Robbins, husband and wife, and George N. Degerberg, III, a married man** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

LAND in Davidson County, Tennessee.

BEING Lot 2 on the Final Plat of Rogers Subdivision or record in Instrument No, 20060419-0045064 , Register's Office, Davidson County, Tennessee,

BEING a portion of the same property conveyed to Renee B. Leymon an unmarried woman and Justin W. Rogers a married man, as joint tenants with the right of survivorship by Deed from Matthew H. Nichols, unmarried of record in Instrument number 20060123-0008386, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes for 2006 and subsequent years have been prorated and assumed by the Grantee(s) herein.

This is unimproved property known as **Nevada Avenue, Nashville, TN 37209-3722**

Init RBL Init

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, We, Renee B. Leymon and Justin W. Rogers, sign this Warranty Deed on this the 19th of May 2006.

Renee B. Leymon

Justin W. Rogers

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Renee B. Leymon** and **Justin W. Rogers,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 19 day of May, 2006.

TAMILYN STREETER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENN.
My Commission Expires May 23, 2006

Tamilyn Streeter Derryberry
Notary Public

My Commission Expires:
May 23, 2006