WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/13/06 15:42 2 pgs
Fees:13.00 Taxes:388.50
20060613-0070394

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$105,000.00.**

Minnie Robertson
Affiant

Subscribed and sworn to before me this 12 day of June, 2006

Notary Public
My Commission expires: 8/30/06
(Affix Seal)

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:
Minnie Robertson	SAME	096 -09-0-A-712.00 CO
712 Kent Road		
Nashville, TN 37214		

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, **Wallace A. Workman and wife, Gail R. Workman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Minnie Robertson**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 712 on the plan of Emery Place Condominiums, of record in Book 6250, page 719, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wallace A. Workman and wife, Gail R. Workman, by deed from Helen R. Rodman, on November 6, 1990, of record in Book 8233, page 637, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 096-09-0-A-712.00 CO.
- Subject to all matters as shown on the Plan of record in Book 6250, page 719, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6715, page 96; in Book 6783, page 205; and in Book 6845, page 515, Register's Office for Davidson County, Tennessee.
- Homeowner's Association Charter of record in Book 6647, page 466; and in Book 6724, page 627, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 6887, page 730; in Book 6947, page 944; in Book 7593, page 551; in Book 7593, page 585; and in Book 6623, page 109, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 6342, page 521; and in Book 1255, page 219, Register's Office for Davidson County, Tennessee.

This is improved property known as: **712 Kent Road, Nashville, TN 37214**

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 June 12, 2006.

Wallace A. Workman

Wallace A. Workman

Gail R. Workman

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wallace A. Workman and Gail R. Workman** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 12, 2006

My commission expires 8/20/06

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY