Davidson County DEEDWARR
Recvd: 07/19/06 10:15 2 pgs
Fees:13.00 Taxes:580.88

20060719-0086926

WARRANTY DEED

G-CBB-06-523

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,994.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: 3-10-07
(AFFIX SEAL)

Judy A. Lehman
Notary Public
Tennessee
State
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah D. Whitman	Primary Residential Mortgage (NAME) FNC	
523 River Rouge Drive	4750 West Wiley Post Way #200	90-16-143.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Salt Lake UTAH 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BILLY A. ROBINSON AND WIFE, SHIRLEY A. ROBINSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DEBORAH D. WHITMAN, hereinafter called the Grantee(s), 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. 325 ON THE PLAN OF CHARLOTTE PARK, SECTION ELEVEN, AS OF RECORD IN BOOK 2900, PAGES 79 AND 80, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO BILLY A. ROBINSON AND WIFE, SHIRLEY A. ROBINSON BY WARRANTY DEED FROM MARGARET CULLEN, UNMARRIED, RECORDED ON THE 21ST DAY OF AUGUST, 1985 IN DEED BOOK 6635, PAGE 44, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Book 2900, Page 79-80; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 523 River Rouge Drive, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 14th day of July, 2006.

Billy A. Robinson

Shirley A. Robinson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billy A. Robinson and Shirley A. Robinson, the within named bargainor, 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, this the 14th day of July, 2006.

Rita B. Mitchell
Notary Public

My Commission Expires: 6-12-07

(SEAL)

RITA B. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903