Davidson County DEEDWARR
Recvd: 08/02/06 14:56 3 pgs
Fees:18.00 Taxes:1184.00
20060802-0094251

THIS INSTRUMENT PREPARED BY:
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NEW OWNER:	Send Tax Bill To:	Map & Parcel:
Ivan Robbins and wife, Cherie Robbins 3436 Hampton Avenue Nashville, TN 37215	Same	117-08-0-030.00

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 sufficient and valuable considerations, the receipt of which are hereby acknowledged, hereinafter called the Grantor, **Rodney I. Wise**, has bargained and sold and by these presents do transfer and convey unto **Ivan Robbins and wife, Cherie Robbins**, hereinafter called the Grantees, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Tract I

Land in Davidson County, Tennessee, being the westerly part of Lot No. 21 on the Map of Belmont Terrace Resubdivision, Annex No. 1, as of record in BOok 421, Page 182, Register's Office for Davidson County, Tennessee. According to a survey made by Hickerson-Miller, Engineers-Surveyors, March 25, 1958, said part of Lot No. 21 fronts 60 feet on the easterly side of Brightwood Avenue and runs back 248 feet on the northerly line and 257.3 feet on the southerly line to a dead line, measuring 67.5 feet thereon.

Being the same property conveyed to Donald K. Rowan and wife, Phyllis Rowan by deed from James L. Rowan and wife, Sarah B. Rowan of record in Book 3997, Page 428, Register's Office for Davidson County, Tennessee. The said Donald K. Rowan has since died.

Tract II

Land in Davidson County, Tennessee, being part of Lot No. 20 on the plan of Belmont Terrace Resubdivision Annex No. 1, as of record in Book 421, Page 182, said Register's Office, described according to a survey dated June 13, 1966 made by John Kohl, Surveyor, as follows:

Beginning at a point in the dividing line of Lots Nos. 20 and 21 on said plan, said point being 175.0 feet east from the east margin of Brightwood Avenue; thence along the dividing line between said two lots eastwardly 70 feet, more or less, to a point; thence northwardly 67.5 feet, more or less, to a point in the dividing line between Lots Nos. 19 and 20 on said plan; thence westwardly 70.5 feet, more or less, to a point; thence southwardly 65.5 feet, more or less, to the beginning.

Being the same property conveyed to Donald K. Rowan and wife, Phyllis Rowan by deed from Elizabeth Mooney of record in Book 4034, Page 824, Register's Office for Davidson County, Tennessee. The said Donald K. Rowan has since died.

* BOTH TRACT I and TRACT II CONSIST OF THE SAME PROPERTY CONVEYED TO RODNEY I. WISE BY INSTRUMENT # 2006 0719 - 0087056, REG. OFFICE DAVIDSON CO. TN. WHEREIN RODNEY I. WISE WAS GRANTEE AND PHYLLIS ROWAN WAS GRANTOR.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record including, but not limited to, all of the following matters:

1) Taxes and assessments for year 2006 and subsequent years, not yet due and payable.

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, his heirs, successors and assigns, forever;

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise set out herein;

AND I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

This property is improved property known as 3010 Brightwood Avenue, Nashville, TN 37212.

WITNESS MY HAND(S) THIS 17th day of July, 2006, IN WILLIAMSON COUNTY, TENNESSEE.

Rodney I. Wise

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Nick Shelton, a notary of the State and County aforesaid, personally appeared **Rodney I. Wise**, with whom I am personally acquainted (AND/OR proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he as such SELLER/GRANTOR, executed the foregoing instrument for the purposes therein contained, by signing his name hereinabove. **Rodney I. Wise** personally appeared before me, a Notary for said state and county, and acknowledged that he executed the foregoing instrument for the purposes therein contained and that the information contained herein is true and correct.

WITNESS MY HAND(S) THIS 17th day of July, 2006, in Williamson County, TENNESSEE.

Notary Public

My Commission Expires: 5/10/07

J. NICHOLS SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

WITNESS MY HAND(S) THIS 17th day of July, 2006, in Williamson County, TENNESSEE.

Notary Public

My Commission Expires: 5/19/07

J. NICHOLS SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON) ($320,000)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is ~~$185,000~~.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/~~Grantee~~

Subscribed and sworn to before me this 17th day of July 2006, in Williamson County, TN.

Notary Public

My Commission Expires: 5/19/07

J. NICHOLS SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY