WARRANTY DEED

File Number: 60147

Davidson County DEEDWARR
Recvd: 08/23/06 13:02 2 pgs
Fees:13.00 Taxes:292.30

20060823-0103942

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: May 23, 2009

RACHEL L. BELL
NOTARY SEAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Michael Jones	First Franklin, A Division of National City Bank	81-14-53.00
(NAME)	(NAME)	
2508 Scovel Street	320 Seven Springs Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James M. Robinson Sr. and, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Jones, and wife Earlene Harlan Jones, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 23 on the Map of E. T.Holman's Subdivision of certain lots of the Boyd McNary Plan, as of record in Book 167, Page 2, Register's Office to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to James M. Robinson Sr., and wife Mary F. Robinson by deed from M. Sampson and wife, Virginia D. Brown, dated November 14, 1953, of record in Book 2146, Page 209, Register's Office for Davidson County, Tennessee. The said Mary F. Robinson having since died, leaving James M. Robinson, Sr. as the surviving tenant by the entirety.

unimproved ☐

This is improved ☒ property, known as 2508 Scovel Street, Nashville, TN 37208

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 15th day of August, 2006.

James M. Robinson Sr.

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 James M. Robinson, Sr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 15th day of August, 2006.

RACHEL L. BELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Commission expires:

MY COMMISSION EXPIRES:
May 23, 2009