Davidson County DEEDWARR
Recvd: 02/13/07 08:35 3 pgs
Fees:18.00 Taxes:48.10
20070213-0018131

THIS INSTRUMENT PREPARED BY:
John M. Baird
WHITE & REASOR, PLC
Two American Center, Suite 1150
3102 West End Avenue
Nashville, Tennessee 37203

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.:
KMC Partners c/o John M. Baird Two American Center, Suite 1150 3102 West End Avenue Nashville, TN 37203-1304	New Owner	81-11/44

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM H. ROBINSON, an unmarried man, hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto KMC PARTNERS, a Tennessee general partnership, hereinafter called "Grantee", its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 285 on the Plan of T.J., J.M. and G.W. Harding's Subdivision as of record in Book 21, Page 80, Register's Office for said County.

Said Lot No. 285 fronts 50 feet on the westerly side of 21st Avenue North, formerly Estrella Street, and runs back between parallel lines, 158 feet to an alley.

Being the same property conveyed to William H. Robinson and Ida Mae Robinson (deceased 5/1985) by Deed, recorded July 13, 1983 in the Register's Office for Davidson County, in Book 6093, Page 928.

This is improved property known as 1717 21st Avenue North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns, forever.

Grantor further covenants that he is seized and possessed of said real estate and has the right to convey it, and binds himself, his successors and assigns, to warrant and forever defend

http://szs1.shirleyzeitlin.com/exchange/simonsen/Inbox/FW: William.EML/1_multipart_xF8FF_2_SpecWarDeed-Robinson to KMC.doc/C58EA28C-18C0-4a97-9AF2-036E93DDAFB3/SpecWarDeed-Robinson to KMC.doc?attach=1

the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance is subject to the following:

Property taxes for the current year, not yet due and payable.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 24 day of January, 2008.

"GRANTOR"

William H. Robinson

William H. Robinson

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 William H. Robinson, the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 24th day of Jan., 2008.

Notary Public

My Commission Expires: 1/24/2009

JEANNE FAWBUSH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

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STATE OF TENNESSEE
COUNTY OF DAVISON

The actual consideration or value, whichever is greater, for this transfer is Thirteen Thousand and No/100 Dollars ($13,000.00).

For KMC Partners

AFFIANT

SUBSCRIBED and sworn to before me, this 24 day of Jan., 2007.

Notary Public

My Commission Expires:
1/24/2009

JEANNIE FAIRBUSH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

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