Davidson County DEEDWARR
Recvd: 04/04/07 09:58 2 pgs
Fees:13.00 Taxes:38.85
20070404-0040258

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$10,500.00~~

Richard H. Roberts
Affiant

Subscribed and sworn to before me, this the 3rd day of April, 2007.

J. Brandon Miller
Notary Public

My commission expires: November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Richard H. Roberts	Richard H. Roberts	81-02-138
1718 Pecan Street	P.O. Box 2486	
Nashville, TN 37208	Northlake, IL 60164	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRENTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NORMA S. WADE**, A SINGLE WOMAN, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD H. ROBERTS**, A SINGLE MAN, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 33 and the westerly 10 feet of Lot 32 of Buena Vista Heights Subdivision of the Old 13th Civil District (now 8th Civil District) of Davidson County, Tennessee, a plan of record in Book 161, page 19, Register's Office for said County.

Said Lot 33 and the westerly 10 feet of Lot 32 adjoin each other and together front 60 feet on the northerly margin of Howard Street, (now Pecan Street) and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Norma S. Wade by Quitclaim Deed from Carolyn Kennedy of record in Instrument 200609270119244, said Register's Office, dated September 27, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1718 Pecan Street, Nashville, TN 37208.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of April, 2007.

Norma S. Wade

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Norma S. Wade, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of April, 2007.

Notary Public

My Commission Expires: November 22, 2010

