WARRANTY DEED



Davidson County DEEDWARR
Recvd: 04/26/07 11:08 2 pgs
Fees:13.00 Taxes:103.23



20070426-0049800

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: 2-8-11

(AFFIX SEAL)

RETURN TO & THIS INSTRUMENT WAS PREPARED BY
Superior Title Company, Inc., 110 Cude Lane, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard W. Roberts	Richard W. Roberts	82-3-247
(NAME)	(NAME)	
1108 Meridian Street	210 W. 101st Street, PH 11	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	New York, NY 10025	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No: 1017171

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, **I, WILLIAM JENNINGS, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD W. ROBERTS, MARRIED**, 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. 159 on the plan of Benedict Land Company's Subdivision of the Lindsley Tract, of record in Book 332, Page 40, Register's Office of Davidson County, Tennessee.

Property commonly known as 1108 Meridian Street, Nashville, TN 37207.

Being the same property conveyed to William Jennings by Warranty Deed from Geraldine Black, Aljean Sweat, Deborah Wilson, Thomas Wilson, John Wilson, Dejuttia Osborne, Marolyn Osborne, William Wilson, Phillip Wilson and Veronica Bryant, executed on March 10, 2006 and filed of record at Instrument No. 20060315-0029761, Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Ira Wilson and wife, Mattie Wilson by deed from Cornelia A. Buck and Emma R. Buck, executed on November 9, 1973 and filed of record in Book 4764, page 956, said Register's Office. Ira Wilson died in testate, vesting property entirely in Mattie Wilson. Mattie Wilson died in testate, leaving property to heirs, Dejuttia Osborne, Marolyn Osborne (children of Ira Lee Osborne, deceased), William Wilson, Phillip Wilson (children of Ira Mattie Wilson, deceased), Geraldine Black, Aljean Sweat, Deborah Wilson, Veronica Bryant (child of Leroy Wilson, deceased), Thomas Wilson and John Wilson.

unimproved ☒

This is improved ☐ property, known as 1108 Meridian Street, Nashville, TN 37207

(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 25th day of April, 2007.

William Jennings

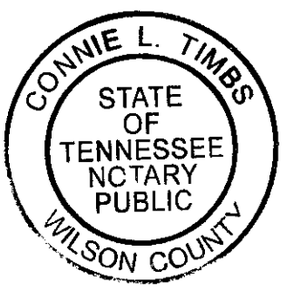
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Jennings, the within named Grantors with whom I am personally acquainted or proven to me on the basis of satisfactory evidence to have executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee this 25th day of April, 2007.

Commission expires: 2-8-11



Connie L. Timbs

Notary Public