Davidson County DEEDWARR
Recvd: 04/27/07 11:27 2 pgs
Fees:13.00 Taxes:906.50

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| **THIS INSTRUMENT PREPARED BY:**<br>GEORGE V. CRAWFORD, JR.<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>315 DEADERICK STREET, SUITE 1100<br>P. O. BOX 198888<br>NASHVILLE, TENNESSEE 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $245,000.00.<br><br>William Thomas Brown<br>Affiant<br><br>Subscribed and sworn to before me, this 26th day of April, 2007.<br><br>Notary Public<br><br>My Commission Expires: |

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires JULY 21, 2007

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|---|---|---|
| Address New Owner As Follows:<br>William Thomas Brown and<br>Seaneen Lucretia Murphy<br>4910 Idaho Avenue<br>Nashville, TN 37209 | Send Tax Bills To:<br>Pinnacle National Bank<br>211 Commerce Street, Ste 300<br>Nashville, TN 37201 | Map-Parcel Number:<br>103-03-0-130.00 |

**WARRANTY DEED**

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT E. ROBESON, EXECUTOR OF THE ESTATE OF MILDRED F. ROBESON, DECEASED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **WILLIAM THOMAS BROWN, UNMARRIED AND SEANEEN LUCRETIA MURPHY, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 811 of Block 37, on the Map of Charlotte Park Company's First Subdivision, of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 811 fronts 60 feet on the north side of Idaho Avenue and runs back between parallel lines, along the easterly margin of 50th Avenue North, 160 feet to an alley.

Being the same property conveyed to Lewis O. Robeson, Jr. and wife, Mildred F. Robeson by deed dated September 4, 1942 from Lawrence H. Almond and wife, Hazel Almond of record in Book 1238, Page 154, Register's Office for Davidson County, Tennessee. The said Lewis O. Robeson, Jr. died on January 22, 1998, transferring title solely to Mildred F. Robeson. Mildred F. Robeson died on January 22, 2006.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2007 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

This is improved property known as 4910 Idaho Avenue, Nashville, TN 37209.

**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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

**WITNESS** my hand this 26th day of April, 2007.

The Estate of Mildred F. Robeson, deceased

By: Robert E Robeson Executor

Robert E. Robeson, Executor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert E. Robeson**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 26th day of April, 2007.

GEORGE V. CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires JULY 21, 2007

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