Davidson County DEEDWARR
Recvd: 10/31/07 12:19 2 pg
Fees:13.00 Taxes:740.00

20071031-0128374

Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Ste. 100-A
Nolensville, TN 37135
615-776-7461

#557

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Steven Ferrusi	(NEW OWNER)	Map: 173-00-0-
14601 Old Hickory Blvd.		Parcel: 121.00
Antioch, TN 37013		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Harold A. Robinson and wife, Charlotte V. Robinson,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Steven Ferrusi, unmarried,** (The "Grantee"), his heirs and assigns certain tracts or parcels of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Tract No 4-A(1) of land in the 5th Civil District of Davidson County, Tennessee, described according to a survey by Charles R. Simmons, Surveyor, dated April 24, 1975, as follows:

BEGINNING at an iron pin in the center of Old Hickory Boulevard, said point being the common front corners of Tract No. 4-A (2) and the property herein conveyed ; thence S 65 degrees 55' W a distance of 896.0 feet to a iron pin in an existing fence row; thence N 18 degrees E a distance of 247 feet to an iron pin; thence N 54 degrees E a distance of 712.0 feet to an iron pin in the center of Old Hickory Boulevard; thence S 42 degrees E along the center line of Old Hickory Boulevard a distance of 250.4 feet to the point of beginning and containing 4.00 acres more or less.

Being the same property conveyed to Harold A. Robinson and wife, Charlotte V. Robinson by warranty deed dated July 12th, 2005 from Marvin M. Moore and wife, Wanda R. Moore of record in Instrument No. 20050913-0110111, said Register's Office.

This is the same description as used in the last deeds of record.
This conveyance is subject to the following:

1. **2008 Taxes, a lien not yet due and payable and assumed by Grantee.**
2. **Easement for right of way of Old Hickory Blvd.**
3. **Any and all matters according to a survey by Charles R. Simmons, Surveyor, dated April 24th, 1975.**

This is improved property commonly known as **14601 Old Hickory Blvd, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me this 25th day of October, 2007

Notary public:

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **25th** day of **October, 2007**.

Harold A. Robinson

Charlotte V. Robinson

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Harold A. Robinson and wife, Charlotte V. Robinson** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this **25th** day of **October, 2007.**

Notary Public

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011