Davidson County DEEDWARR
Recvd: 11/07/07 12:24 2 pg:
Fees:13.00 Taxes:444.00

20071107-0131449

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$120,000.00** (One Hundred Twenty Thousand).

AFFIANT

Subscribed to and sworn before me this 1st day of November, 2007.

NOTARY PUBLIC MY COMMISSION EXPIRES:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
William F. Robinson and Sylvia N. Robinson 4149 Knipfer Road Joelton,TN 37080	Quicken Loans, Inc. 20555 Victor Parkway Livonia, MI 48152	029-00-0-008.00

WARRANTY DEED

FOR AND IN 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/WE, **KIM WADDELL WIX AND SONYA COOK,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **WILLIAM F. ROBINSON AND SYLVIA N. ROBINSON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in the 14th, formerly 24th Civil District, of Davidson County, Tennessee, being part of Lot 6 of the Eberlee Lands, not of record, and described according to a survey by C.J. Carney, dated May 28, 1956, as follows:
Beginning in the center line of Knipfer Road at the southeast corner of the property conveyed to B.T. Stagner and wife, by deed from Sam Arrington and wife, as of record in Book 2633, page 195, Register's Office for Davidson County, Tennessee; thence west along their south line, 310 feet to the southwest corner; thence south 159.4 feet to the northwest corner of Tract No. 1, as shown on the Carney survey; thence east 294 feet to the center line of Knipfer Road; thence with said Road, North 6 deg. 30' East 159 feet to the beginning, containing about one (1) acre.

Being part of the same property conveyed to Shirley Bennett Yoes by Deed of record in Book 4328, Page 157, Register's Office for Davidson County, Tennessee. Shirley Bennett Yoes having since died January 21, 2006, resident of Davidson County, Tennessee. Pursuant to the Last Will & Testment of Shirley Ann Davis (one and the same as Shirley Bennett Yoes) probated in The Probate Court of Davidson County, Tennessee Case # 06P285, devised and bequeathed subject property to Kim Waddell and Sonya Cook.

Kim Waddell and Kim Waddell Wix are one in the same person.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **4149 KNIPFER ROAD** **JOELTON,TN37080**

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), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2007

WITNESS, this 1st day of November, 2007

Sonya Cook

Sonya Cook

Kim Waddell Wix

Kim Waddell Wix

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

On this 1st day of November, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sonya Cook and Kim Waddell Wix** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 1st day of November, 2007.

C. Loy Carney

Notary Public

Commission Expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008