Realty Title
Box 48

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 11/07/07 15:29 2 pgs
Fees:13.00 Taxes:296.00
20071107-0131607

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $80,000.00

DIANE K. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Affiant

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

Notary Public
My commission expires: 02/22/09

03-0710-35060

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Joseph Robertson 589 Pleasant Hill Dr. Cookeville, TN 38501	New Owner	072-04-0 221.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mike Franz and wife, Sherry Franz, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joseph Robertson, hereinafter called the Grantees, their successors 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. 36 of Block "A" on the Plan of Inglewood Golf Club Estates, of record in Book 843, Page 98, Register's Office for said County, and part of Lot No. 23, Block "A" on the Plat of Inglewood Terrace, of record in Book 1130, Page 1, Register's Office said County.
>
> Said Lot No. 36, and part of Lot No. 23 are described according to a survey made by Cantrell and Connell, Engineers, on April 3, 1951, as follows:
>
> BEGINNING in the center line of Williams Ferry Road (or McGavock Pike) at the southwesterly corner of Lot No. 36; thence with the westerly line of said Lot No. 36, and the extension thereof, 250 feet, more or less, to a point; thence North 57 degrees East 60 feet to a point; thence southeasterly with the easterly line of Lot No. 36 and the extension of Williams Ferry Road; thence with the center line of said Road, southwesterly 60 feet to the point of beginning.
>
> Being the same property conveyed to Mike Franz and wife, Sherry Franz by deed from Jerry Wayne Woodside and wife, Susan To Woodside, dated October 3, 1989, recorded October 5, 1989, of record in Book 7955, Page 649, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1529 McGavock Pike, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 1st day of November, 2007.

Mike Franz

Sherry Franz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mike Franz and Sherry Franz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 1st day of November, 2007.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09