Davidson County DEEDWARR
Recvd: 05/28/08 08:22 2 pgs
Fees:13.00 Taxes:262.70
20080528-0054052

THIS INSTRUMENT PREPARED BY:
**Horizon Land Title, Inc.**
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER**
Robert Bailey Keels, et ux
108 Peggy Street
Madison, TN 37115

**MORTGAGEE**
NONE

**SEND TAX BILLS**
New Owner

**MAP-PARCEL:**
042-16-0-033.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Charles J. Robinson, Devisee Under the Last Will and Testament of Charles Lee Robinson,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Robert Bailey Keels and wife, Angela Knight Keels,** 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:

**Being Lot No. 26 on the Map of Part Two of Finnland Heights, of record in Book 1424, page 7, Register's Office for Davidson County, Tennessee.**

**Said lot fronts 100 feet on the west side of Peggy Street and runs back between lines, 129.9 feet on the north line and 125.2 feet on the south line, to a dead line, on which it measures 100.5 feet.**

**Being the same property conveyed to Charles L. Robinson and wife, Mary Jo Robinson by deed from Charles Jones and wife, Betty A. Jones, of record in Book 2392, page 125, Register's Office for Davidson County, Tennessee. The said Mary Jo Robinson died on May 18, 1990, leaving the said Charles L. Robinson as the surviving tenant by the entireties. The said Charles L. Robinson died on December 21, 2006, and devised the property to Charles J. Robinson under his Last Will and Testament of record in the Probate Court Clerk's Office for Wilson County, Tennessee.**

**Charles L. Robinson and Charles Lee Robinson are one and the same person.**

**This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 1472, Page 163; easements, covenants and conditions as shown on the plan of record in Plat Book 1424, Page 7, Register's Office for Davidson County, Tennessee.**

**This is the same description as in previous deed of record.**
**Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.**

This is improved property known as **108 Peggy Street Madison, Tennessee 37115.**

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 our hands this 21st day of May, 2008.

Charles J. Robinson

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Charles J. Robinson, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of May, 2008.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1-2-12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is **$71,000.00.**

AFFIANT

Subscribed and sworn to before me this 21st day of May, 2008.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1-2-12