Davidson County DEEDWARR
Recvd: 09/17/08 10:35 3 pgs
Fees:18.00 Taxes:410.70
20080917-0094993

ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:
JOHN R. GRAHAM
2102 Elm Hill Pk
Nash TN 37210

MAP/PARCEL 095-14-0 006.00

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
121/125 PUBLIC SQUARE
GALLATIN, TENNESSEE 37066

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED ELEVEN THOUSAND AND NO/100 ($111,000.00) DOLLARS**, cash in and paid the receipt of which is hereby acknowledged, WE, **LOTTIE MARIE ROBERTSON AND SALLY R. OLIVER**, have this day bargained and sold and by these presents do hereby transfer and convey unto **JOHN R. GRAHAM**, his heirs and assigns, the following described lot or parcel of land, described as follows:

SITUATED in **Davidson County**, Tennessee, being Lot No. 143 on the Map of Elm Hill Acres, Section I, as of record in Book 2331, pages 67 and 68, Register's Office for said County.

Said Lot No. 143 fronts 80 feet on the north side of Crystal Drive and runs back between lines 235 feet on the west line and 234.3 feet on the east line to a dead line in the rear which is a broken line on which it measures 123.4 feet.

BEING the same property conveyed to Frank H. Robertson and wife, Lottie Marie Robertson by deed of record in Book 2536, page 419, Register's Office for Davidson County, Tennessee. The said Frank H. Robertson died January 5, 2007, leaving Lottie Marie Robertson as the sole owner. For further reference see Quitclaim Deed, dated January 23, 2007, to Lottie Marie Robertson and Sally R. Oliver, joint tenants with right of survivorship, of record as Instrument Number 20070124-0009965, Register's Office of Davidson County, Tennessee.

Subject to Restrictions of record in Book 2442, page 464, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEE, his heirs and assigns, in fee simple forever.

WE COVENANT with the said GRANTEE that we are lawfully seized and possessed of the above-described lot or parcel of land, that we have a good right to convey same, and that the same is unencumbered, except for 2008 real estate taxes which are to be pro-rated, applicable zoning and building regulations, and all visible easements and

Restrictions referred to herein above.

WE FURTHER COVENANT with the said GRANTEE and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said GRANTEE, his heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS our hands this the 15th day of September, 2008.

Lottie M. Robertson
LOTTIE MARIE ROBERTSON aka Lottie M. Robertson

Sally R Oliver
SALLY R. OLIVER

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LOTTIE MARIE ROBERTSON*AND SALLY R. OLIVER, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. *aka Lottie M. Robertson

WITNESS my hand and official seal at Gallatin, Tennessee, this the 15th day of September, 2008.

Danita Lane
NOTARY PUBLIC

MY COMMISSION EXPIRES:

DANITA LANE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Exp. 3-19-2012

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$111,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 15th day of September, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

DANITA LANE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Exp. 3-19-2012