THIS INSTRUMENT PREPARED BY:
BELL TITLE & ESCROW, INC.
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

BILL GARRETT, Davidson County
Trans:T20110073223 DEEDWARRSP
Recvd: 11/18/11 13:54 3 pgs
Fees:18.00 Taxes:85.10
20111118-0090546

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
TN HOMEBUYERS, INC.	SAME	~~091130114~~00
P.O. BOX 791		091130114 00
JOELTON, TN 37080		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The heirs of the Estate of Annie Elizabeth Haddock, Cynthia Jane Robinson, Representative, Georgette Denise Robinson Bigsby, Katherine Jane Robinson, Cynthia Renea Robinson, and John David Robinson**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **TN Homebuyers, Inc.**, hereinafter called the Grantee, **their** heirs and assigns, that certain tract or parcel of land including the life estate of Cynthia Jane Robinson in Davidson County, State of Tennessee, described as follows, to-wit:

BEING LOT NO. 155 ON THE MAP OF WEST NASHVILLE HEIGHTS, OF RECORD IN BOOK 332, PAGE 127, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 155 FRONTS 50 FEET ON THE WEST SIDE OF STEVENSON AVENUE AND RUNS BACK PARALLEL LINES 170 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ANNIE ELIZABETH HADDOCK, A SINGLE WOMAN AND ALLIE MARLIN, A SINGLE WOMAN FROM ANNIE ELIZABETH HADDOCK BY QUITCLAIM DEED DATED 7/28/1995, AND RECORDED 8/3/1995 IN BOOK 9750, PAGE 570, SAID REGISTER'S OFFICE.

ALLIE MARLIN HAVING SINCE PASSED AWAY ON SEPTEMBER 30, 2006 LEAVING ANNIE ELIZABETH HADDOCK, AS HER ONLY HEIR. LAST WILL AND TESTIMATE OF RECORD IN INSTRUMENT NO. 20080801-0078988, SAID REGISTER'S OFFICE.

ANNIE ELIZABETH HADDOCK HAVING SINCE PASSED AWAY ON FEBRUARY 10, 2010 LEAVING CYNTHIA JANE ROBINSON, GEORGETTE DENISE ROBINSON, KATHRYN JANE ROBINSON, CYNTHIA RENEA ROBINSON, AND JOHN DAVID ROBINSON, AS HER ONLY HEIRS. LAST WILL AND TESTIMATE OF RECORD IN INSTRUMENT NO. 20111102-0085301, SAID REGISTER'S OFFICE.

THIS PROPERTY IS INVESTMENT PROPERTY ONLY. NO IMMEDIATE FAMILY MEMBER WILL RESIDE HERE AS PRIMARY RESIDENCE.

This is improved property known as: **519 STEVENSON STREET, NASHVILLE, TN 37209**

AND THE GRANTORS, DOES HEREBY COVENANT with the Grantee, except as above noted, that at the time of the delivery of this Deed the premises were free from all encumbrances made by it, and that it will warrant and defense the same against the lawful claims and demands of all persons claiming, by through, or under it, but against none other.

GRANTORS make no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The grantee has inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, made by Grantors, but on their own judgment. This deed was prepared without benefit of a survey and the description herein is taken from the previous conveyance deed.

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.

WITNESS our hands this 4th day of November, 2011.

Cynthia Jane Robinson, Representative and individually

Georgette Denise Robinson, individually

Katherine Jane Robinson, individually

Cynthia Renea Robinson Bigsby, individually

John David Robinson, individually

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cynthia Jane Robinson,* Georgette Denise Robinson, Katherine Jane Robinson, Cynthia Renea Robinson Bigsby, and John David Robinson, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he executed the within instrument for the purposes contained therein.

* Representative and individually

Witness my hand and official seal this 4th day of November, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/23/14

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Robertson

The actual consideration or value, whichever is greater, for this transfer is $23,000.00.

AFFIANT

Subscribed and sworn to before me this 4th day of November, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-26-2011

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY