BILL GARRETT, Davidson County
Trans:T20120060541 DEEDWARR
Recvd: 08/14/12 14:54 2 pgs
Fees:13.00 Taxes:212.75
20120814-0072732

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,500.00.

Jimmy L. Robinson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August, 2012.

Howard M. Skipworth
NOTARY PUBLIC

HOWARD M. SKIPWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires: JAN 9 2015

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jimmy L. Robinson and Sandra Robinson 7966 Whites Creek Pk Joelton, TN 37080	SAME	02200002800

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JAMES RICHARD WATTS, EXECUTOR OF THE ESTATE OF PAULINE STERRY A/K/A SARA PAULINE STERRY

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JIMMY L. ROBINSON AND WIFE, SANDRA ROBINSON

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Beginning at a point, formerly an iron bolt, in the center of U.S. Highway No. 431, the Nashville and Springfield route, corner to E. C. Milliken, the Southwest corner of this land, thence with the center of said highway North 18 degrees West, 80 feet to the corner of Reeves; thence with the line of Reeves North 71 degrees East, 349 feet to a point in the line of Maddux; thence with the line of Maddux South 2 degrees West, 185 feet to a fence post; thence with the line of Milliken South 89 1/2 degrees West, 300 feet to the beginning, containing 1 acre, more or less.

Being the same property conveyed to Pauline Sterry by deed from W. L. Marlow and wife, Hazel A. Marlow of record in Book 3281, page 261. The said Pauline Sterry a/k/a known as Sara Pauline Sterry having since died testate, her estate probated in 11P1622, Probate Court Clerk's Office for Davidson County, Tennessee.

This improved property is known as 7190 Whites Creek Pike, Joelton, TN 37080.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 10th day of August 2012.

James Richard Watts, Executor of the
James Richard Watts, Executor of the Estate of
Pauline Sterry a/k/a Sara ~~Pauline~~ Sterry
Estate of Pauline Sterry aka
Sara Pauline Sterry

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James Richard Watts, Executor of the Estate of Pauline Sterry a/k/a Sara Pauline Sterry, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of August 2012.

Howard M. Skipworth
Notary Public

My commission expires: _____

HOWARD M. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2016