WARRANTY DEED

PREPARED BY:

C. Patterson Cron, Attorney
175 East Main Street
Hendersonville, TN 37075
(615) 822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $55,000.00.

Affiant

Sworn to and subscribed before me on this the 11th day of January, 1999.

NOTARY PUBLIC
My Commission Expires: 3-27-99

MORTGAGEE:
PHYLLIS A. ROBINSON
508 Comet Court
Murfreesboro TN 37127

Address New Owner:
JEREMY FORSYTH
130 Ray Avenue
Old Hickory TN 37138

Send Tax Bills to:
SAME AS NEW OWNER

Map-Parcel
53-16-23.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, I, PHYLLIS A. LOUDEN, now known as PHYLLIS A. ROBINSON, hereinafter called the GRANTOR, have bargained and sold and by these presents, do transfer and convey unto JEREMY FORSYTH, unmarried, hereinafter called GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 8 on the plan of Green Heights, of record in Book 1835 at page 112, Register's Office for said County.

SAID Lot No. 8 fronts 70 feet on the southerly margin of Ray Avenue and extends back 184.4 feet on the easterly line and 190 feet on the westerly line to a dead line in the rear, measuring 94.3 feet thereon.

Being the same property conveyed to Phyllis A. Louden by deed from Thomas M. Farler, unmarried, of record in Book 8325, page 595, Register's Office for Davidson County, Tennessee.

BEN C. ROBERTSON, husband to PHYLLIS A. ROBINSON, joins in this conveyance for the purpose of conveying any right, title and interest in and to said property which he may have marital or otherwise.

This conveyance is made subject to the following:

1) 1999 Davidson County taxes will be paid by Grantee when due.

2) Plan of record in Plat Book 1835, page 112, said Register's Office.

This is improved property known as 130 Ray Avenue, Old Hickory, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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.

WITNESS our hands this the 11th day of January, 1999.

Phyllis A. Robinson
PHYLLIS A. ROBINSON

Ben C Robinson
BEN C. ROBINSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, PHYLLIS A. ROBINSON and BEN C. ROBINSON the bargainors with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 11th day of January, 1999.

Charles P. Cox
NOTARY PUBLIC

My Commission Expires: March 27, 1999

NOTARY PUBLIC AT LARGE

0535198

REFERENCE

99 JAN 11 PM 2:18

TO

REGISTER
DAVIDSON COUNTY, TN.

1162 01/11 0101 03CHECK 214.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11292 PAGE 218

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0535198

RECEIVED FOR REFERENCE

99 JAN 11 PM 2:18

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	55000.00
CON TX	203.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	214.50
CHECK	214.50

01/11/99 01 14:16 0001 1162

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1410520