FILE BOX 9-B
FIRST TITLE & ESCROW CO., INC.
#16506

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, #110
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS

EDWARD J. ROBINSON, JR.
(NAME)

605 Redleaf Ridge Circle
(STREET ADDRESS OR ROUTE NUMBER)

Nashville, Tennessee 37211
(CITY) (STATE) (P. O. ZIP)

SEND TAX BILLS TO:

(NEW OWNERS)
(NAME)

(STREET ADDRESS)

(CITY) (STATE) (ZIP)

MAP PARCEL NUMBERS

MAP 172-14-A

PARCEL 49.00Co

FB# 6D78380

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED J. GRANT MOULT AND WIFE, KATHLEEN S. MOULT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDWARD J. ROBINSON, JR. AND WIFE, TONJA R. ROBINSON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BOOK 11483 PG. 44

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Section One Wexford Downs, as of record in Plat Book 9700, pages 308 and 309, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to J. Grant Moult and wife, Kathleen S. Moult by deed from Beazer Homes Corporation d/b/a Phillips Builders of record in Book 10922, page 367, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the buyer; (2) Restrictions of record in Book 10292, page 51: (3) Easements of record in Book 10750, page 721; (4) Dedication of common area to Wexford Downs Homeowners Association of record in Book 10937, page 789; (5) Charter of Incorporation of Wexford Downs Homeowners Association, Inc., of record in Book 10500, page 444; (6) Stormwater Detention Agreement of record in Book 10357, page 925; (6) All matters appearing on the Plan of record in Plat Book 9700, page 221, said Register's Office.

99 MAY 18 AM 11:15

05882200

RECEIVED FOR REFERENCE

DAVIDSON COUNTY, TENNESSEE

7353 05/18 0101 OBCPTCK 842.39

unimproved ( )
This is improved (X) property, known as 605 Redleaf Ridge Circle, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 12th day of May, 1999.

J. Grant Moult
J. GRANT MOULT

Kathleen S Moult
KATHLEEN S. MOULT

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. GRANT MOULT AND WIFE, KATHLEEN S. MOULT with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 12th day of May, 19 99.

My commission expires _____ Notary Public _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument, for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

My Commission Expires SEPT. 23, 2000

BOOK 11483 PG. 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 224,700.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May, 19 99

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

FROM

J. GRANT MOULT AND WIFE,
KATHLEEN S. MOULT

TO

EDWARD J. ROBINSON, JR. AND
WIFE, TONJA R. ROBINSON

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11483 PG. 46

0588230

99 MAY 18 AM 11:15

CONT	
	124700.00
CON TX	531.39
PRFEE	1.00
MRGTD	8.00
CFEE	2.00
TOTAL	842.39
CHECK	842.39

05/18/99 01 11:18 0001 7383

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1462003