Prepared by:
RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE II
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214

63

TNH11679

STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 88,500.00

BOOK 11727 PAGE 40

Affiant

Subscribed and sworn to before me, this 26th day of October, 1999.

Notary Public

My commission expires: [illegible] 8, 2001

NOTARY PUBLIC AT DAVIDSON

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By: Kristal L. Smith, Atty. c/o TransContinental Title Co. 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214
121 BRIAN CIRCLE ANTIOCH, TN	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 173/4/A/4

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

MICHAEL GRUBBS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

JOHN T. ROBINSON,JR. AND WIFE, BETTINA H. ROBINSON

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

BEING LOT NUMBER 4 ON THE PLAN OF SUBDIVISION FOR PHASE 1 OF OAK HIGHLANDS, OF RECORD IN PLAT BOOK 6900 AT PAGE 432 THRU 435, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL GRUBBS, BY WARRANTY DEED FROM JEROME F. RICHMOND AND WIFE, EDITH H. RICHMOND, DATED MAY 5, 1997, AND RECORDED MAY 7, 1997 IN BOOK 10446, PAGE 543, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 121 BRIAN CIRCLE, ANTIOCH, TN

MG

11/02 0101 03CHECK 708.45

06531127
[illegible] REFERENCE
99 NOV -2 AM 11:21
REGISTER
[illegible] COUNTY, TN.

This conveyance is made subject to:

1. 19 99 taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book 6900, page 432-435, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book 6900, page 432-435 Register's Office for said County.

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; 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. Wherever used, the singular numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 26 day of October, 1999.

Michael Grubbs
Michael Grubbs

State of Tennessee
County of Davidson

On this 26th day of October, 1999, before me personally appeared Michael Grubbs to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal,
My Commission expires JULY 28, 2001

Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11727 PAGE 42

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

0653127

99 NOV -2 AM 11:21

CAMT
188500.00
CON TX 697.45
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 708.45
CHECK 708.45

11/02/99 01 11:22 0001 6774

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1534522