Box 44

PREPARED BY (AND RETURN TO):

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W & I Ref: (st) Title No: 41473
Dav. Co. File: Box 8

Instr:20000209013296 Page: 1 OF 2
REC'D FOR REC 02/09/2000 11:21:46AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $832.50

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
HR Properties of Tennessee,LLC a Tennessee Limited Liability Company 1605 Tynewood Dr. Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 130-12-A-001

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 225,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles H. Robbins, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **HR Properties of Tennessee, LLC a Tennessee Limited Liability Company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Northumberland of record in Plat Book 6250, pages 128 and 129, amended in Book 10016, page 474 and Book 10115, page 781, Register's Office for said County, to which Plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Charles H. Robbins, married by deed from Mertech Realty, L.P., a Tennessee Limited Partnership of record in Book 10327, page 226, Register's Office for said County.

Ellen E. Robbins, spouse of Charles H. Robbins, joins in the coveyance solely for the purpose of waiving any marital interest she might have in the subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250 Page 128 and 129, as amended in Book 10016, page 474 and re-recorded in Book 10115, page 781, said Register's Office, to which Plan reference is hereby made for a more complete description thereof; The Declaration of Covenants, Conditions and Restrictions of record in Book 6377, page 18, re-recorded in Book 6545, page 799, Book 6377, page 33, Book 6545, page 815, Book 7663, page 468 and Book 11298, page 935, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Said property is subject to first right of refusal; Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and / or storm drainage of record in Book 6434, page 786, Book 6548, page 98, and Book 6581, pages 77 and 80, said Register's Office.

This is improved property, known as: Lot 1 Northumberland, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of January, 2000.

Charles H. Robbins

Ellen E. Robbins

State of Virginia
County of Fairfax

On this 28th day of January, 2000, before me the undersigned authority, personally appeared **Charles H. Robbins and Ellen E. Robbins** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: Aug. 31, 2001

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 225,000.00

Affiant

Sworn and subscribed before me on the 31st day of January, 2000.

Notary Public

My Commission Expires: 3/29/03