Davidson County DEEDWARR
Recvd: 03/28/01 14:02 2pgs
Fees:11.00 Taxes:92.50
20010328-0029933

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Joseph Oliver McGehee 208 Utley Drive Goodlettsville, TN 37072	Same as New Owner	Map 16 Parcel 264

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ROBLYN PROPERTIES, LLC, a Tennessee limited liability company, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto JOSEPH OLIVER MCGEHEE, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Saddleback Farms, as of record in Plat Book 9700, page 331, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.
>
> BEING a part of the same property conveyed to Roblyn Properties, LLC, by Quitclaim Deed from Roblyn Properties, a Tennessee Gen. Partnership, of record as Instrument No. 200008300085669, Register's Office for Davidson County, Tennessee, and by Deeds of Correction recorded in Instrument No. 200010040098655 and Instrument No. 200010040098656, Register's Office for Davidson County, Tennessee.
>
> The legal description, as hereinabove set forth, is the same as that contained in the previous Correction Deeds of Record.
>
> This is unimproved property located in Goodlettsville, Tennessee 37072.

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, his heirs and assigns, forever.

And the GRANTOR does covenant with the said GRANTEE that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2001, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to Declaration of Protective Covenants, Conditions and Restrictions of record in Book 10024, page 591, and amended in Book 11003, page 852, and further amended in Instrument No. 20001004-0098657, said Register's Office.

3. Subject to By-Laws of record in Book 10024, page 609, said Register's Office.

4. Subject to Easement for ingress, egress and utility purposes of record in Book 9417, page 284, said Register's Office (if applicable).

5. Subject to any and all matters as they may appear on the Plan of record in Book 9700, page 331, said Register's Office.

And the GRANTOR does further covenant and bind itself, its successors or assigns to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR" "GRANTEE"

ROBLYN PROPERTIES, LLC

BY
AARON T. WALKER, Chief Manager

JOSEPH OLIVER MCGEHEE, a single man

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared AARON T. WALKER, with whom I am personally acquainted and who acknowledged himself to be the Chief Manager of ROBLYN PROPERTIES, LLC, the bargainor, a limited liability company, and as such Chief Manager, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company by himself as Chief Manager.

WITNESS my hand and official seal, this the 23rd day of March, 2001.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH OLIVER MCGEHEE, a single man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 23rd day of March, 2001.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Affiant

Sworn to and subscribed before me, this the 23rd day of March, 2001.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001