THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***169,900.00.

Affiant

Subscribed and sworn to before me this 30th day of March, 2001.

Notary Public

My Commission Expires: _____

KEVIN D. MONTGOMERY NOTARY Exp. 10/25/2003 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 04/02/01 09:18 2pgs
Fees:11.00 Taxes:628.63
20010402-0031093

ADDRESS OF NEW OWNER

RIC D. ROBBINS
1101 Caldwell Avenue
Nashville, Tennessee 37204

SEND TAX BILLS TO

Fifth Third Mortgage Company
250 W. Main Street
Lexington, Kentucky 40507

MAP & PARCEL NOS.

MAP 105-9
PARCEL 225

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY NINE THOUSAND NINE HUNDRED AND 00/100 ($***169,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee the receipt of which is hereby acknowledged, we, HOLLAND J. HELTON and wife, N. PAIGE TREWHITT, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RIC D. ROBBINS and wife, GABRIELA ROBBINS, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Plan of A.B. Hill's Subdivision of the Plant Lands of record in Book 332, page 65, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Holland J. Helton and wife, N. Paige Trewhitt, by deed from Molly W. Boyd and husband, Chris Ferrell, of record as Instrument No. 200006020054936 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1101 Caldwell Avenue, Nashville, Tennessee 37204.

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters, if any, shown on the plan of A.B. Hill's Subdivision of the Plant Lands of record in Book 332, page 65, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 30th day of March, 2001.

HOLLAND J. HELTON

N. PAIGE TREWHITT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HOLLAND J. HELTON and N. PAIGE TREWHITT, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of March, 2001.

Notary Public

My Commission Expires: 9/24/01

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN