This Instrument Prepared by:

Frontier Title & Escrow, Inc.
109 C East Avenue
Goodlettsville, TN 37072

MAP: 042-16-0
PARCEL: 178.00, 179.00 & 180.00
GROUP:

Send Tax Bills to: (New Owner)
Roblyn Properties, LLC
404 Gallatin Road South
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 04/18/01 13:47 2pgs
Fees:11.00 Taxes:444.00
20010418-0038334

WARRANTY DEED

THIS INDENTURE, made this 13th day of April, 2001 between

Harry C. Watson and wife, Kathy J. Watson

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Roblyn Properties, LLC

of Davidson County, Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

The following tract or parcel of land situated in Davidson County, Tennessee is described as follows to-wit:

Being the northerly 50 feet of Lots Nos. 17 and 18 on the map of the Douglas-Levine Subdivision, Madison , TN as of record in Book 547, Page 44, Register's Office for Davidson County, Tennessee. Said part of Lots Nos. 17 and 18 fronts 50 feet on the easterly side of Douglas Street and runs back between parallel lines 180 feet to a dead line.

Included in the above description but expressly excluded from the above description is the following described tracts of land; Being a part of Lot 17-18 of the Plat of the Douglas-Levine Subdivision of record in Book 547, Page 44, described as follows:

Beginning at a point of intersection of the north boundary of the Lawrence D. Richards, Trustee, property and the east margin of Douglas Street, thence along the east margin northwardly 50.0 feet to a point, thence South 78 degrees 56 minutes East 30.0 feet to a point, thence South 10 degrees 57 minutes 35 second West 50.0 feet to a point in the said north boundary, thence along the said north boundary North 78 degrees 56 minutes West 30.0 feet to the point of beginning. Being the same property conveyed to Metropolitan Government of Nashville and Davidson County of record in Book 4835, Page 865, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harry C. Watson and wife Kathy J. Watson by deed from Carl L. Douglas, Jr. and Peggy Perron, as tenants in common, of record in Book 11730, Page 42 Register's Office for Davidson County.

A certain tract or parcel of land in Davidson County, State of Tennessee is described as follows, to-wit:

Being Lot Nos. 2 and 3 of the Everett and Wachter Lots of record in Plat Book 8250, Page 330, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Harry C. Watson and wife, Kathy J. Watson by Warranty Deed from Jim H. Wachter of record in Instrument Number 20001026-0106219, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, their heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2001 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hands and seal the day and year first above written.

Harry C. Watson

Kathy J. Watson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harry C. Watson and wife, Kathy J. Watson the within named 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 at office this 13th day of April, 2001.

Notary

My Commission Expires: 11/30/2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $120,000.00.

Affiant

Sworn to and subscribed before me, this 13th day of April, 2001.

Notary Public

My Commission Expires: 11/30/2002