RECORD & RETURN TO:
File Box 36
File # 17020SP

THIS INSTRUMENT PREPARED BY:

David B. Herbert,, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

Davidson County DEEDWARR
Recvd: 05/31/01 08:06 3pgs
Fees:15.00 Taxes:995.21
20010531-0056115

Name and Address of New Owner: **James B. Garner** **Jeanine Garner** 726 Caldwell Lane Nashville, TN 37204
Send Tax Bills to: Franklin American Mortgage Company 501 Corporate Centre Drive, Suite 400 Franklin, TN 37067

Property Address:	**Map and Parcel Numbers:**
926 Caldwell Lane **Nashville, TN 37204**	**118-14-174.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES HOUSTON ROBINSON AND WIFE, AMY PERRY ROBINSON, GRANTORS",** have bargained and sold, and by these presents do transfer and convey unto **JAMES B. GARNER AND WIFE, JEANINE GARNER "GRANTEE",** his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE SCHEDULE ATTACHED HERETO.

The conveyance of the above described parcel of land is subject to the following:

1. Any and all zoning regulations, building restrictions, setback lines, if any and easements and rights of way for public utilities applicable to this property.

2. 2001 taxes, which have been prorated and assumed by Grantee.

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 Grantors do 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, unless otherwise herein set out; and Grantors do further covenant and bind themselves their heirs and assigns, 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 29th day of May, 2001.

James Houston Robinson

Amy Perry Robinson

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named James Houston Robinson and wife, Amy Perry Robinson, 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 seal at Nashville Tennessee, this 29th day of May, 2001.

DAVID B. HERBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE David B. Herbert My Commission Expires January 29, 2005 STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $268,975.00.

Affiant

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

DAVID B. HERBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE David B. Herbert My Commission Expires January 29, 2005 STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:

EXHIBIT A

Land in Davidson County, Tennesse, being Lot No. 2 on the Plan of Revised Plan of Elizabeth H. Davis Property, as of record in Plat Book 3600, page 15, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Houston Robinson and spouse, Amy Perry Robinson, as of record in Book 10550, page 897, Register's Office for Davidson County, Tennessee.