583

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
P & B Property Partnership 156 Belle Forest Circle Nashville, Tennessee 37221	Same as New Owner	Map 142-04 Group C Parcel 1.00 CO
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FORTY TWO THOUSAND NINE HUNDRED NINETY SIX and NO/100 ($342,996.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **RICHARD ALLEN ROBISON,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **P & B PROPERTY PARTNERSHIP**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING Unit No. A of Belle Forest Office Condominium created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed from Richard A. Robison, unmarried, of record in Book 6551, page 83, Register's Office for Davidson County, Tennessee, as amended by that Amendment to Master Deed, of record in Book 9908, page 982, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the Plat of Belle Forest Office Condominium set forth as Exhibit "A" of said Master Deed for a more complete identification and description of such Unit.

Being a portion of the property conveyed to Richard Allen Robison, by Quitclaim Deed from Carol Ann Robison, of record in Book 5791, page 161, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on Master Deed of Belle Forest Office Condominium, of record in Book 6551, page 83, as amended in Book 9908, page 982; to terms and conditions of Ingress, Egress, Parking and Sewage Agreement, of record in Book 6590, page 481; to terms and conditions of lease of record as Instrument No. 20001111-00111845; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 154 Belle Forest Circle, Nashville, Tennessee 37221.

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

Davidson County DEEDWARR
Recvd: 08/16/02 15:22 2pgs
Fees:13.00 Taxes:1269.09
20020816-0099548

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except for lien of the 2002 property taxes, which taxes are being prorated between the parties hereto, the Grantor paying to the Grantee his proportionate share and the Grantee assuming payment thereof.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 14th day of August, 2002.

RICHARD ALLEN ROBISON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Richard Allen Robison, 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 seal, this 14th day of August, 2002.

Notary Public

MY COMMISSION EXPIRES:
July 26, 2003

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $342,996.00.

AFFIANT

Subscribed and sworn to before me, this 14th day of August, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
July 26, 2003

My Commission Expires: _____