PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(SK) Title No: 44024
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/25/02 15:33 2pgs
Fees:13.00 Taxes:934.25

20021125-0146203

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Brett A. Robison Julie R. Robison 6125 Bresslyn Road Nashville, TN 37205	Washington Mutual Bank, FA P.O. Box 25064 Santa Ana, California 92799-5064

TAX MAP-PARCEL NUMBERS: 115-12-077

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$252,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William F. Blaufuss III and spouse, Sarah A. Fairbank**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brett A. Robison and spouse, Julie R. Robison** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 45 on the Plan of West Meade Farms, Inc., Section "C" of record in Book 1835, page 44, Register's Office for said County.

SAID Lot No. 45 fronts 130.0 feet on the southeasterly margin of Bresslyn Road and extends back 328.5 feet on the northeasterly line and 335.5 feet on the southwesterly line to a broken line in the rear, measuring 163.0 feet thereon.

BEING the same property conveyed to William F. Blaufuss and spouse, Sarah A. Fairbank by deed from John F. Stephenson and spouse, Elisabeth A. Stephenson of record in Book 1023, page 733, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835 Page 44, said Register's Office, which Plan shows a 85 foot minimum building setback line from Bresslyn Road and a 10 foot easement for public utility purposes along the rear line; Subject to an easement for sanitary sewers, storm drainage, water mains and appurtenances to the Metropolitan Government of Nashville and Davidson .

This is improved property, known as: 6125 Bresslyn Road, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of November, 2002.

William F. Blaufuss, III

Sarah A. Fairbank

State of TENNESSEE
County of DAVIDSON

On this 18th day of November, 2002 , before me the undersigned authority, personally appeared William F. Blaufuss, III and Sarah A. Fairbank , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 30, 2004

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $252,500.00

Affiant

Sworn and subscribed before me this the 18th day of November, 2002

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 30, 2004

Notary Public