Space reserved for recording information:	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00 . Joslyn M. Springer Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th DAY OF FEBRUARY, 2003. (Affix Seal) Notary Public My Commission Expires:

WARRANTY DEED

Preparer's File #-03A0079

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

AMY FREDERICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Karen A. Binkley and Deborah Martin and David R. Etheridge	ABN AMRO Mortgage Group, Inc.	94-02-5
1621 Long Avenue	2600 W. Big Beaver Road	
Nashville, Tennessee 37206	Troy, MI 48084	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, BRAD S. ROBERTSON, A SINGLE PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto KAREN A. BINKLEY AND DEBORAH MARTIN AND DAVID R. ETHERIDGE, joint Tenants with Right of Survivorship, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 180 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Brad S. Robertson by deed from American Consulting Company of record by instrument number 20010912-0099680, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **1621 Long Avenue, Nashville, Tennessee 37206**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 my/our hand(s) this ~~7th day of~~ **February, 2003**:

Brad S. Robertson

Davidson County DEEDWARR
Recvd: 02/12/03 15:25 1pgs
Fees:13.00 Taxes:240.50
20030212-0019618

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BRAD S. ROBERTSON, A SINGLE PERSON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 7th day of February, 2003.

Notary Public

My Commission Expires: 7/17/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.