THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** PREPARED BY: BOX 50-B RETURN TO: BANKERS TITLE & ESCROW CORP **Record & Return To:** 3310 WEST END AVE. **File Box 9B:** NASHVILLE, TN 37203 **First Title & Escrow Co., Inc.** **FTEC File No. 20807-05-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $236,500.00. Mark McQuain Affiant Subscribed and sworn to before me, this 23rd day of May, 2003. Notary Public My Commission Expires:

Davidson County DEEDWARR
Recvd: 05/29/03 11:03 2pgs
Fees:13.00 Taxes:875.05

20030529-0072455

WARRANTY DEED

Address New Owner: Patrick Robinson Elizabeth F. Robinson 4108 Albert Drive Nashville, TN 37204	**Send Tax Bills To:** PACIFIC GUARANTEE 8230 BOONE BLVD #200 VIENNA, VA 22182	**Tax Information:** Map No.132.01 Parcel No. 182.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark K. McQuain and wife, Karla Driesler McQuain**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patrick Robinson and wife, Elizabeth F. Robinson** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4108 Albert Drive, Nashville, TN, 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this May 23, 2003.

Mark K. McQuain
Mark K. McQuain

Karla Driesler McQuain
Karla Driesler McQuain

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mark K. McQuain and Karla Driesler McQuain**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of May, 2003.

Notary Public

My Commission Expires: _____

OR

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires September 25, 2004

Schedule "A"

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Rolling Meadows as of record in Plat Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Mark McQuain and Karla Driesler, both unmarried, by deed dated March 31, 1994 from Charles M. Pirkle and wife, Karen C. Pirkle, of record in Book 9298, page 425, Register's Office for Davidson County, Tennessee. The said Mark McQuain and Karla Driesler having since married.

This conveyance is subject to: 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 4100, page 115; (3) All matters appearing on the Plan of record in Plat Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee.