1 19738

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $185,000.00.

Affiant

Subscribed and sworn to me on September 22, 2003

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
JUNEE. ROWELL
My Commission Expires
JULY 29, 2006
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 09/24/03 14:07 2pgs
Fees:13.00 Taxes:684.50

20030924-0141586

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19738SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
J.C. Robbins, Jr. 1744 Lakefield Drive Tupelo, MS 38801	SAME	172-03-B-019

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Philip C. Scharre, an unmarried person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto J.C. Robbins, Jr., hereinafter called **"GRANTEE"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of The Woodlands, Phase 2, of record in Book 6900, page 635, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Philip C. Scharre by Deed from James Horrar and wife, Krista Brooks-Horrar, of record in Instrument No. 20010615-0063572, Register's Office for Davidson County, Tennessee.

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

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 6900, page 635, Register's Office for Davidson County, Tennessee; and
4. Restrictive Covenants contained in instrument of record in Book 7334, page 109; Book 7408, page 250; 7516, page 37; Book 8464, page 463; Book 8622, page 390; Book 8634, page 224 and as re-recorded in Book 8643, page 675, Register's Office for Davidson County, Tennessee; and

5. By-laws of record in Book 7408, page 289, Register's Office for Davidson County, Tennessee; and
6. Storm Water Detention Agreement of record in Book 7336, page 3, Register's Office for Davidson County, Tennessee; and
7. Charter of The Woodland's Homeowner's Association, Inc. of record in Book 8454, page 246, Register's Office for Davidson County, Tennessee; and
8. Dedication of common area of record in Book 8472, page 310, Register's Office for Davidson County, Tennessee; and
9. Deeds of conveyance to Metro for sanitary sewers of record in Book 8541, pages 225, 230 and 235, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 719 East Woodlands Trail, Nashville, TN 37211.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized 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; and GRANTOR does further covenant and bind himself, this heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 on September 22, 2003.

Philip C. Scharre

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 22, 2003, before me personally appeared Philip C. Scharre to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on September 22, 2003.

NOTARY PUBLIC

My Commission Expires: _____

NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires
January 29, 2005
STATE OF TENNESSEE