THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** 4117 Hillsboro Pike, Box 103-122 Nashville, Tennessee 37215	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $30,000.00. Affiant Subscribed and sworn to before me, 5th day of November, 2003. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Robertson Properties, LLC 4117 Hillsboro Pike, Box 103-122 Nashville, Tennessee 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.81-10-0 Parcel No. 164.00

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, **ENNIS BROWN, an unmarried woman**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ROBERTSON PROPERTIES, LLC, a Tennessee limited liability company** ("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 **2506 Osage Street, Nashville, TN, 37208.**

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 the 5th day of November, 2003.

Ennis Brown
ENNIS BROWN

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **ENNIS BROWN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of November, 2003.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
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INFORMATION WAS PROVIDED BY THE PARTIES, NO INDEPENDENT TITLE SEARCH WAS CONDUCTED.

Davidson County DEEDWARR
Recvd: 11/05/03 15:38 2pgs
Fees:13.00 Taxes:111.00

20031105-0162612

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 94 in Cobbs Subdivision of Lot No. 6 of the Harding-Besley Tract, a Plan of which is of record in Book 161, Page 155, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot No. 94 fronts 50 feet on the northerly side of Osage Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Ennis Brown by Quitclaim Deed from Johnny Newsom dated October 23rd, 2003, of record in Instrument No. 20031027-0158065, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.