WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,900.00

Carrie Bruce
Affiant

Subscribed and sworn to before me, this 12th DAY OF November, 2003.

Notary Public

MY COMMISSION EXPIRES: 5/26/04

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE (AFFIX SEAL)

B-TRM-03-0312

Davidson County DEEDWARR
Recvd: 11/19/03 09:27 2pgs
Fees:13.00 Taxes:310.43

20031119-0168655

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pearl Robinson	CitiMortgage, Inc.	
312 Edwin Street	(NAME) 1000 Technology Drive	71-7-224
(ADDRESS) Nashville, Tennessee 37207	(ADDRESS) O' Fallon, MO 63304	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JON GILLIS, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PEARL ROBINSON, unmarried, 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 the easterly 50 feet of Lot No. 30 T.W. Crutcher, Trustee, Subdivision of Lot 3, White Lands, as recorded in Book 332, Page 4, Register's Office for Davidson County, Tennessee, more fully described as follows:

BEGINNING at a point in the south line of Edwin Street, at the common corner of Lot 31 and Lot 30; thence in a westwardly direction along said south line a distance of 50.00 feet to a point: thence southwardly and parallel to the line dividing Lot 31 from Lot 30 a distance of 166 feet to a point in the south line of an alley; thence eastwardly along said south line of said alley a distance of 50 feet to the southwest corner of Lot 31; thence in a northwardly direction along the line dividing Lot 31 from Lot 30 a distance of 166 feet to the point of beginning.

Being the same property conveyed to Jon Gillis from Michael Ray Scott and wife, Valerie Demetrice Scott by Deed dated March 25, 2003 and filed for record on March 28, 2003 recorded in Instrument Number 20030328-0040804 Register's Office for Davidson County, Tennessee, and being the same property conveyed to Michael Ray Scott and wife, Valerie Demetrice Scott by Deed dated September 4, 1994 and filed for record on September 14, 1994 in Book 9464, Page 426, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Easements and Restrictions of record in the said Register's Office.

Subject property is investment property and not the principal residence of the Grantor.

unimproved ( )
This is improved (X) property, known as 312 Edwin Street, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (Cty or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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(S), 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 12th day of November, 2003.

Jon Gillis

STATE OF Tennessee

COUNTY OF Davidson

I, Laura Shoun, a Notary Public of the County and State first above written, do hereby certify that Jon Gillis personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 12th day of November, 2003.

Laura Shoun

Notary Public

My Commission Expires:

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903