Return to: First Title and Escrow Company, Inc.
Box 9B File Number 22942

Davidson County DEEDWARR
Recvd: 07/16/04 13:12 2pgs
Fees:13.00 Taxes:1043.40
20040716-0085265

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $282,000.00

Affiant

Subscribed and sworn to before me this 12th day of July, 2004.

Notary Public
My commission expires: My Commission Expires NOV. 24, 2007

ELIZABETH J. SMITH NOTARY PUBLIC AT DAVIDSON COUNTY, TENN.

02-0406-43277

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrew Desruisseau 1506 Woodmont Boulevard Nashville TN 37215	~~New Owner~~ AmSouth Bank 2050 Parkway Office Circle	117-12-0-058.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Steven C. Robinson and, Christine G. Cooper now Robinson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Andrew Desruisseau and wife, Sandra L. Torrente, hereinafter called the Grantees, their successors and assigns, a 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. 4 of Block "A" on the Plan of Clairmont Subdivision of record in Book 974, Page 8, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Steven C. Robinson and Christine G. Cooper by deed dated 3/20/01 of record in Instrument No. 200103230028375 as re-recorded in Instrument No. 200104270042424, Register's Office for Davidson County, Tennessee. Christine G. Cooper, having married Steven G. Robinson, is now known as Christine G. Robinson.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This property is improved property known as 1506 Woodmont Boulevard, Nashville, TN 37215

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 12th day of July, 2004.

Steven C. Robinson

Christine G. Robinson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steven C. Robinson and Christine G. Robinson, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 12th day of July, 2004.

State of Tennessee at Large

My Commission expires 9/4/05

MARK BLADLEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005