Davidson County DEEDWARR
Recvd: 09/22/04 12:30 2pgs
Fees:13.00 Taxes:138.75
20040922-0114053

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WARRANTY DEED

This Indenture made this **20th** day of **September, 2004** between **Isaiah Robinson,** ,GRANTOR, and **Excel Builders of Tennessee ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **TN,** to wit:

Being Lot No. 31 on the Plan of Cumberland Gardens as of record in Book 2900, Pages 3 and 4, Register's Office for Davidson County.

Said Lot No. 31 fronts 55 feet on the southerly side of Aspen Drive and extends back 187.3 feet on the easterly line and 191.7 feet on the westerly line to a dead line, measuring 55.5 feet thereon.

Being the same property conveyed to Isiah Robinson by Quitclaim Deed from Charles E. Robinson, Sr. of record in Book 8586, Page 708, re-recorded in Book 9668, Page 928, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004 which have been prorated and assumed by the Grantee(s) any and all matters appearing on the Plan of record in Plat Book 2900, Pages 3 and 4; and any and all easements, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee. .

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 said Grantees 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 s hereunto set grantor's hand(s) and seal this **20th** day of **September, 2004.**

Isaiah Robinson
By Charles E. Robinson
Daisy Robinson

Isaiah Robinson

County of Davidson

State of Tennessee

On the 20th day of September, 2004, before me personally appeared CHARLES E. ROBINSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ISAIAH ROBINSON, as his/her attorney in fact and acknowledged that CHARLES E. ROBINSON executed the same as the free act and deed of the said ISAIAH ROBINSON.

Victor D. Haynes
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 22, 2008

VICTOR D. HAYNES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 22, 2008

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $37500

Wayne L. Bell
Affiant

Subscribed and sworn before me this 20th day of September, 2004.

AUBORN L. HAGER, III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
...on Expires
...1007

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/31/07

Return to**********

Prepared by:
Equity Search, Inc.
2200 21st Avenue S., Ste. 409
Nashville, TN 37212

Address of New Owner
Excel Builders of Tennessee
2107 BUENA VISTA PIKE
NASHVILLE, TN 37218

Send Tax Bills to:

Same

Map & Parcel Number:

81-06-0/096.00