THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Sellers Financial Group, Inc.
2323 21st Ave. S.
Nashville, TN 37212

FILE BOX 45

MAP PARCEL NUMBERS
150-12-A-100.00

WARRANTY DEED

THIS INDENTURE, made and entered into this 9th day of November, 2004 between **Poncita Robinson and Steven Robinson, wife and husband**, party of the first part, and **Andrew Marks and Tamekia Marks, husband and wife**, party of the second part,

**a/k/a Steven D. Robinson

WITNESSETH: That for and in consideration of **$130,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Antioch County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 619 on the Plan of Phase V-A, Somerset, of record in Book 7900, page 399, Register's Office for said County, reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Steven D. Robinson and wife, Poncita Robinson, by Warranty Deed from Terri Suzanne Hyder, an unmarried person, dated August 3, 1998, filed for record on August 5, 1998, in Book 11054, page 515, Register's Office for Davidson County, Tennessee.

Improved property is known as: 3608 Season's Drive., Antioch, TN 37013

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Davidson County DEEDWARR
Recvd: 11/11/04 11:55 2pgs
Fees:13.00 Taxes:481.00
20041111-0135866

WITNESS the signature of the said party of the first part the day and year first above written.

Poncita Robinson

Steven Robinson

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Poncita Robinson and Steven Robinson, wife and husband** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 9th day of November, 2004.

My commission expires 6/22/07

Heather M. Moore
Notary Public

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$130,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 9th day of November, **2004**.

PROPERTY ADDRESS:
3608 Seasons
Antioch, TN 37013

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007