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THIS INSTRUMENT PREPARED BY:
Angus Gillis, III
SCHULMAN, LeROY & BENNETT, P.C.
P.O. BOX 190676
NASHVILLE, TN 37219-0676

Davidson County DEEDWARR
Recvd: 12/22/04 12:05 2pgs
Fees:13.00 Taxes:333.00
20041222-0152159

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Wylie Properties, LLC 4064 Twin Oaks Lane Antioch, TN 37013	Same	Map and Parcel 19-150.11-0-060.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $90,000.00.

Affiant

Sworn and subscribed before me, this 22nd day of Dec, 2004.

Notary Public

ANNIE G. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Mark W. Robbins, referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto Wylie Properties, LLC, hereinafter referred to as Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee, being Lot No. 168 on the Plan of Towne Village of The Country, Section II, of record in Book 5200, pages 176 and 177, said Register's Office.

Said Lot No. 168 fronts 65.29 feet on the westerly margin of Towne Ridge Drive and extends back 138.14 feet on the northerly line and 140.0 feet on the southerly line to a dead line in the rear measuring 64.0 feet thereon.

Being the same property conveyed to Mark W. Robbins by deed from Jackie Roark of record in Book 7043, page 781, said Register's Office.

This conveyance is made subject to all matters shown on plan of record in Book 5200, page 176, said Register's Office, including but not limited to a 20 foot building setback line from Towne Ridge Drive and a 10 foot public utility and drainage easement along the west or rear properly line, and Restrictions Covenants of record in Book 4324, page 308, Register's Office for Davidson County, Tennessee.

This is improved property known as 3321 Towne Ridge Drive, Antioch, TN 37013.

Cheryl L. Robbins, wife of Mark W. Robbins, joins in the conveyance of this property for the purpose of conveying any and all marital rights she might have in said property.

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, its successors and assigns forever, and I do covenant with the said Grantee that I am seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above set forth.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 22nd day of Dec, 2004.

Mark W. Robbins

Cheryl L. Robbins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Annie G. Smith, a Notary Public in and for said County and State, the within named Mark L. Robbins and wife, Cheryl L. Robbins, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 22nd day of Dec, 2004.

Notary Public

Commission Expires: 5-5-08

ANNIE G. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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