STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 19th day of January, 2005.

Notary Public

My Commission Expires: 1/28/2006

My Commission Expires JAN. 28, 2006

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 01/20/05 14:02 2 pgs
Fees:13.00 Taxes:621.60
20050120-0007544

ADDRESS NEW OWNER(S) AS FOLLOWS:
Thomas M. Robert and Rosane Robert
8101 Boone Trace
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
126.15-B-308.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ron Anderson and Jennifer Anderson, husband and wife,** hereinafter referred to as Grantors, hereby transfers and conveys to **Thomas M. Robert and wife, Rosane Robert** hereinafter referred to as Grantees, their heirs 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. 36 on the Plan of Section Four Lexington Point Subdivision of record at Instrument No.20020116-0006343, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ron Anderson and Jennifer Anderson , husband and wife, by Warranty Deed from Beazer Homes Corp. of record at Instrument No. 20030626-0087628, Register's Office for Davidson County, Tennessee, dated June 18, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record at Instrument No. 200201160006343, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record at Instrument No. 2000 101801 034445, 2001 052200 52909, 2002 021400 19754, 2002 02190021061, Register's Office for Davidson County, Tennessee.

HOA Charter of record at Instrument No. 2000 102001 04424, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2004, have been paid. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 8101 Boone Trace, Nashville, Tennessee 37221.

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 and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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 19th day of January, 2005.

Ron Anderson

Jennifer Anderson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ron Anderson and Jennifer Anderson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of January, 2005.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN