PREPARED BY AND RETURN TO:

HARRIS TITLE & ESCROW, LLC

40 Burton Hills Boulevard
Suite 150
Nashville, Tennessee 37215
T: (615) 665-9766
F: (615) 665-9767
admin@harristitle.com

Davidson County DEEDWARR
Recvd: 01/25/05 11:03 2 pgs
Fees:13.00 Taxes:1476.30
20050125-0009006

File #0501002

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Rochford Realty and Construction Co., Inc. 2200 Abbott Martin Road Nashville, TN 37215	Rochford Realty and Construction Co., Inc. 2200 Abbot Martin Road Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 130-01, 150

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10 (TEN DOLLARS), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ethel Jones Robinson**, an unmarried woman, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rochford Realty and Construction Co., Inc.**, a corporation, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 61 and 62 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision of record in Plat Book 421, Pages 94 and 95, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Hill Robinson and wife, Ethel Jones Robinson by deed from Anton J. Pilversack and wife, Leila L. Pilversack dated June 29, 1965, and recorded July 7, 1965 in Book 3909, Page 231, Register's Office for Davidson County, Tennessee.

John Hill Robinson is deceased as of November 13, 2003.

This conveyance is made subject to: Taxes for 2004 and subsequent years; and an easement granted to Metropolitan Government of Davidson County, Tennessee, of record in Book 5487, Page 296, Register's Office for Davidson County, Tennessee.

This is improved property known as: 120 Blackburn Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

GRANTOR COVENANTS with Grantee, its heirs, and assigns, that said Grantor is lawfully seized of said land in fee simple, has a good right to convey it, and that the same is unencumbered.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend title to said land to said Grantee and Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of January 2005.

Ethel Jones Robinson

Ethel Jones Robinson

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ethel Jones Robinson, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 24th day of January 2005.

John Cobb Rochford
Notary Public

My commission expires: 1/27/07

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $399,000.00.

Mary Jane Martin
Affiant

Sworn and subscribed before me this 24th day of January, 2005.

John Cobb Rochford
Notary Public

My commission expires: 1/27/07

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE