FILE BOX 45

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 173,900.00

X Elliott W. Robinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th day of January, 2005

Notary Public:

MY COMMISSION EXPIRES: ~~01/20/05~~ 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Elliott W. Robinson	Volunteer Trust Mortgage Corp.	Map 059
3329 William Bailey Drive	301 S. Perimiter Park, Suite 125	Group 15-0-A
Nashville, TN 37207	Nashville, TN 37211	Parcel 088.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Brandon Hyman and wife, Teresa Hyman

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Elliott W. Robinson, a married person and Maria E. Houston, a married person
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 169, on the Plan of Chateau Valley, Phase III, of record in Instrument 20001103-0109136, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Brandon Hyman and wife, Teresa Hyman by deed from Cumberland Builders, Inc., of record in Instrument 20030620-0085553, dated June 11, 2003, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 7835, Page 86 and Instrument 20011012-0111713, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20001103-0109136, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3329 William Bailey Drive, Nashville, TN 37207

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 we do covenant with the 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 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 our hands this 25th day of January, 2005.

Brandon Hyman

Teresa Hyman

Davidson County DEEDWARR
Recvd: 01/27/05 10:38 2 pgs
Fees:13.00 Taxes:643.43

20050127-0010073

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brandon Hyman and wife, Teresa Hyman, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of January, 2005.

My Commission Expires: ~~04/29/05~~ 1-27-07

Notary Public

