THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23927-02-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $217,000.00 Affiant Subscribed and sworn to before me this 25th day of February, 2005. Notary Public My Commission Expires: 1-26-07

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
END AVE.
37203

WARRANTY DEED

Address New Owner: Carl Robinson 3707 Murphy Road Nashville, TN 37209	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.104.05 Parcel No. 144.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Courtney J. Spiceland**, n/k/a, **Courtney J. Spiceland Youngblood, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carl Browning Robinson, III, unmarried** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3707 Murphy Road, Nashville, TN 37209

Chris Youngblood joins in this conveyance to convey any and all marital interest he may have in the above described property

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of February, 2005.

Courtney J. Spiceland by Christie Wilson
Courtney J. Spiceland
By Christie Wilson as her Attorney in Fact

Chris Youngblood by Christie Wilson
Chris Youngblood
By Christie Wilson as his Attorney in Fact

Davidson County DEEDWARR
Recvd: 03/02/05 10:51 2 pgs
Fees:13.00 Taxes:802.90
20050302-0022859

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Christie Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Courtney J. Spiceland n/k/a, Courtney J. Spiceland Youngblood and Chris Youngblood as their Attorney-In-Fact, as the free and and deed of the within named Courtney J. Spiceland n/k/a, Courtney J. Spiceland Youngblood and Chris Youngblood.

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

NOTARY PUBLIC

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Map of Richland Realty Co.'s Subdivision of Lots 328-329 and 356 in West Lawn Subdivision, as of record in Plat Book 421, page 79, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Courtney J. Spiceland by deed dated June 15, 2000 from J. Steven St. John and wife, Monica Slay St. John of record in Instrument No. 20000629-0064928, Register's Office for Davidson County, Tennessee. Courtney J. Spiceland having since married and now being known as Courtney J. Spiceland Youngblood.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 421, page 79, Register's Office for Davidson County, Tennessee.