BOX 604
Record 1st

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$63,380.00.**

Affiant

Subscribed and sworn to before me this 31st day of March, 2004

Notary Public

My Commission expires: 9-22-07

(Affix Seal)

HAL E. WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Robertson Properties, Inc.	SAME	061-16-0-207.00
4117 Hillsboro Pike, Box 103122		
Nashville, TN 37215		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lorene N. Ayers**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robertson Properties, Inc.**, its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the westerly 60 feet of Lot No. 52 on the plan of Kennedy and Graves Subdivision of Blocks C and D, Monte Vista, of record in Book 843, page 14, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of Lot No. 52 fronts 60 feet on the southerly side of McAlpine Avenue, formerly Alpine Avenue, and runs back between parallel lines 388.5 feet as measured from the center line of McAlpine Avenue, to a dead line in the rear.

Being the same property conveyed to William Howard Ayers and wife, Lorene N. Ayers, by deed from Lonnie D. Yount and wife Sue W. Yount, on November 22, 1965, of record in Book 3965, page 265, Register's Office for Davidson County, Tennessee. The said William Howard Ayers having died leaving the property to Lorene N. Ayers by right of survivorship.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 843, page 14, Register's Office Davidson County, Tennessee.
- Easement for Sanitary Sewer and Storm Drainage of record in Book 4717, page 387, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1324 McAlpine Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 31, 2005.

Lorene Ayers
Lorene Ayers

Davidson County DEEDWARR
Recvd: 04/04/05 14:44 2 pgs
Fees:13.00 Taxes:234.51

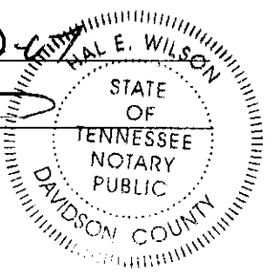
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STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lorene N. Ayers** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 31, 2005

My commission expires 9-22-07



Notary Public