3rd
W.P

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $69,600.00 Marsha J Barnes MARSHA J BARNES, Affiant SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 19th DAY OF MAY, 2005. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/19/05 12:49 3 pgs
Fees:18.00 Taxes:257.52
20050519-0056660

LYNNE STEPHENS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

THIS INSTRUMENT WAS PREPARED BY
Williams & Prochaska, P.C.
Ernest B. Williams, IV, Esquire
401 Church Street, Suite 2600
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Building Maintenance & Consulting Services, Inc. 4324 Old Hickory Boulevard Old Hickory, Tennessee 37138	Same	064-13-0 016.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUALBE CONSIDERATIONS THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I **CHARLES E. ROBINSON**, HEREINAFTER CALLED THE **GRANTOR**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BUILDING MAINTENANCE & CONSULTING SERVICES, INC.**, A TENNESSEE CORPORATION, HEREINAFTER CALLED THE **GRANTEE**, GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot 7 of Block 3 on the Plan of Berryville, W.A. Bryan's Subdivision of the Berry Tract, as of record in Book 421, Page 117, Register's Office of said County.

SAID Lot no. 7 fronts 50 feet on the easterly side of Haley Road and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Charles E. Robinson by Deed from Federal Home Loan Mortgage Corporation of record as Instrument No. 2002[illegible]0626-0076781, Register's Office for Davidson County, Tennessee.

(the "Property").

This is ☑ improved ☐ unimproved property, known as 4324 Old Hickory Boulevard, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, it's heirs and assigns forever; and we do convenant with the said GRANTEE 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 bid ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

Initials: C. E. R
MJB

WITNESS my/our hand(s) this 19th day of May, 2005.

Charles E. Robinson

STATE OF TENNESSEE)
COUNTY OF DAVISON)

BEFORE ME, Lynne Stephens, *(name of notary)* a Notary Public of the State and County aforementioned, personally appeared **CHARLES E.** ROBINSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his/her free act and deed.

WITNESS my hand and seal, this 17th day of May, 2005.

Notary Public

My Commission Expires:

LYNNE STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Personally known: _____ or Produced Identification: _____
Type of Identification Produced: _____ Driver's License X Other: X

My Commission Expires NOV. 22, 2008

RETURN TO:
Ernest B. Williams IV, Esquire
Williams & Prochaska, P.C.
401 Church St., Suite 2600
Nashville, Tennessee 37219-2008

Initials: C. E. R. nyl

EXHIBIT A

EXCEPTIONS

Special Exceptions:

1) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10644, Page 134, Register's Office for Davidson County, Tennessee.

Initials:
C.E.R
mjl