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. 24236-05-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $957,500.00. Affiant Subscribed and sworn to before me this 1st day of July, 2005. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Kenneth J. Robold, Jr. 1041 Tyne Boulevard Nashville, TN 37220	**Send Tax Bills To:** AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 35244	**Tax Information:** Map No.145.04 Parcel No. 45.00

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, **Doreen W. Whalley, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenneth J. Robold, Jr., unmarried** ("Grantee"), its 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 1041 Tyne Boulevard, Nashville, TN 37220

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 1st day of July, 2005.

Doreen W. Whalley

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Doreen W. Whalley**, 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 for the purposes therein contained.

Witness my hand, at office, this 1st day of July, 2005.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 07/07/05 15:34 2 pgs
Fees:13.00 Taxes:3542.75
20050707-0078700

EXHIBIT "A"

Tract No. 1:
Land in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision, Part Lot 16, and Home Lot Overton Lea Home, of record in Book 3842, page 245, Register's Office for said County, described as follows:

Said Lot No. 2 fronts 292.00 feet on the southerly margin of Tyne Boulevard and runs back 342.50 feet on the westerly line and 343.35 feet on the easterly line to a line on a proposed road in the rear, which measures 233.40 feet.

Tract No. 2:
Land in Davidson County, Tennessee, being part of Lot No. 3 on the Resubdivision Part Lot 16 and Home Lot Overton Lea Home, of record in Book 3842, page 245, Register's Office for Davidson County, Tennessee, described according to a survey by Parrish-Ragan, Inc. dated February 27, 1974, as follows:

Beginning at an iron pin in the southerly margin of Tyne Boulevard, said pin being the northeast corner of Lot No. 2 of said subdivision and the northwest corner of Lot No. 3 of said subdivision; thence South 78 degrees 41 minutes East 27.0 feet to an iron pin; thence South 09 degrees 07 minutes West 340.39 feet to an iron pin; thence North 83 degrees 17 minutes West 40.0 feet to an iron pin; thence North 11 degrees 18 minutes East, 343.35 feet to the point of beginning and containing 0.26 acres, more or less.

Being the same property conveyed to John D. Whalley, Jr. and wife, Doreen W. Whalley by deed dated March 31, 1992 from Frederick R. Starr and wife, Frances R. Starr of record in Book 8591, page 338, Register's Office for Davidson County, Tennessee. John D. Whalley, Jr. has since died.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters appearing on the Plan of record as Book 3842, page 245, Register's Office for Davidson County, Tennessee.
3. Easement for a bridle path of record in Book 1133, page 572, Register's Office for Davidson County, Tennessee.