State of Tennessee
County of Rutherford

This actual consideration or value – whichever is greater- is $168,750.00

Affiant

Subscribed and sworn before me this the 30th day of June, 2005.

Notary Public

My Commission Expires: 3-25-06

Jennifer R. Pierce Notary Public At Large Davidson County, Tennessee

Davidson County DEEDWARR
Recvd: 07/11/05 13:31 2 pgs
Fees:13.00 Taxes:624.38

20050711-0079932

WARRANTY DEED

This Instrument was Prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	Improved Property **known as:**	**Send tax bills to:**
William D. Robertson	1469 O'Hara Drive	Regions Bank d/b/a/ Regions Mtg.
1469 O'Hara Drive	Antioch, TN 37013	P.O. Box 11026
Antioch, Tennessee 37013		Orange, CA 92856-8126

Map 174-11-A Parcel 65

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

MARTHA ANNETTE MERRIMAN, INDIVIDUALLY

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

WILLIAM D. ROBERTSON, AN UNMARRIED MAN

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Being Lot No. 164 on the plan of First Revision of Cane Ridge Farms, Phase One, Section Two, of record in Instrument Number 20020712-0084135, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Martha Annette Merriman, Individually by deed from NVR, Inc., T/A Ryan Homes, a Virginia Corporation of record in Instrument Number 20020801-0092231, Register's Office for Davidson County, Tennessee.

Any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Book 20020712-0084135, Register's Office for said County.

Covenants, Conditions, and Restrictions contained in Book/Instrument Number 20000905-0087103, page n/a , Register's Office for said County.

Subject To: Easement of Transmission Lines of record in Book 4428, page 565, Register's Office for said County.

Subject To: Easement for Utilities of record Book 5078, page 476, Register's Office for said County.

Subject To: Conveyance of Common Ares from Cane Ridge Farms, LLC to Cane Ridge Farms Homeowners Association, Inc. as of record in Instrument Number 20010815-0088361, Register's Office for said County.

Subject To: First Amendment to Declaration of Covenants, and Restrictions for Cane Ridge Farms as of record in Instrument Number 200001204-0119093, Register's Office for said County.

Subject To: Second Amendment to Declaration of Covenants, and Restrictions for Cane Ridge Farms as of record in Instrument Number 20010815-0088370, Register's Office for said County.

Subject To: Third Amendment to Declaration of Covenants, and Restrictions for Cane Ridge Farms as of record in Instrument Number 20040319-0031603, Register's Office for said County.

Subject To: Fourth Amendment to Declaration of Covenants, and Restrictions for Cane Ridge Farms as of record in Instrument Number20041102-0131845, Register's Office for said County.

Subject To: Charter of Cane Ridge Farms Homeowner Association, Inc. as of record in Instrument Number 20010815-0088360, Register's Office for said County.

Subject To: By-Laws of Cane Ridge Farms Homeowners Association as attached to the Restrictions of Cane Ridge Farms, of record in Instrument Number 20000905-0057103, Register's Office for said County.

Subject To: Rights of others in and to the common areas and elements of Cane Ridge Farms

Subject To: Lien for special assessment as contained in the Restrictions of Cane Ridge Farms.

Subject To: Easement conveyance to United Telephone Company by Cane Ridge Farms, LLC across common areas of Cane Ridge Farms, of record in Instrument Number 20020123-0009340, Register's Office for said County.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **30th day of June 2005.**

Martha Annette Merriman

Martha Annette Merriman
by: D. Michelle Castillo attorney in fact

State of Tennessee

County of Rutherford

On this **30th** day of June**, 2005,** personally appeared **Donette Michelle Castillo** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Donette Michelle Castillo** as his/her attorney in fact and acknowledged that he/she executed the same as the free act and deed of the said **Donette Michelle Castillo**

See Power of Attorney of record in Instrument Number 20050711-0079931, Register's Office for Davidson County, Tennessee.

Notary Public

My Commission expires: 8-5-06

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee