THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC, DBA HomeLand Escrow & Title, LLC
228 Jackson Meadows Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Darrell Robertson
128 Stone Briar Court
Nashville, TN 37211

MAP PARCEL NUMBERS 180-3-0-A-42.0000

Davidson County DEEDWARR
Recvd: 07/27/05 12:25 2 pgs
Fees:13.00 Taxes:1073.00
20050727-0087573

WARRANTY DEED

THIS INDENTURE, made and entered into this 22nd day of July, **2005**, by and between **Mark K. Nichols and Cindy L. Nichols, husband and wife** , party of the first part, and **Darrell Robertson**, un unmarried man, party of the second part,

WITNESSETH: That for and in consideration of **$290,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being lot No. 149 on the plan of Section 1C, Stone Creek Park, of record in Book 9700, page 469, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark K. Nichols and Cindy L. Piippo, as tenants in common with right of survivorship by Warranty Deed from Zaring Homes, Inc., of record in Book 10800, page 774, dated 2-17-98, and recorded 2-19-98, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); (all particular exceptions from commitment go here regarding plat of record, restrictions, easements, right of ways, charter, by laws, master deed, etc.); any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

The above referenced property is also known as 128 Stone Briar Court, Nashville, TN 37221.

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 said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part 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.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Mark K. Nichols

Cindy L. Nichols

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mark K. Nichols and Cindy L. Piippo, both unmarried** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 22nd day of July, 20 05.

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My commission expires 9-22-07

Angie Valentini

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$290,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Katherine E. Rutyk

Affiant

Subscribed and sworn to before me this 22nd day of July, 20 05

My commission expires 9-22-07

Angie Valentini

Notary Public

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

PROPERTY ADDRESS:
128 Stone Briar Court
Nashville, TN 37211

Name and Address of New Owner

Darrell Robertson
128 Stone Briar Court
Nashville, TN 37211