Davidson County DEEDWARR
Recvd: 08/03/05 12:53 2 pgs
Fees:13.00 Taxes:3145.00

20050803-0091069

File Box 30

Prepared by & return to:
SOUTHEAST TITLE of Tennessee, Inc
214 Centerview Dr., Ste. 101
Brentwood, TN 37027
File #500627

State of Tennessee
County of Williamson
The actual consideration or value, whichever is greater, is $850,000.00
Subscribed and sworn before me this the 1st day of August, 2005

JOHN A. BELL, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 29, 2006

Affiant

Notary Public

SPECIAL WARRANTY DEED

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 receipt of which is hereby acknowledged, RICHARD A. ROBISON hereinafter called GRANTOR, has bargained, sold, and by these presents does hereby transfer and convey unto STEPHEN LADD, GLENN ROGERS II, and STEPHEN HENDRIX hereinafter called GRANTEE (S), their successors and assigns, a certain tract of parcel of land, together with all tenements, hereditaments and appurtenances thereto located in DAVIDSON County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 242 on the final plat of Poplar Creek Estates, Phase II, as of record in Book 6900, page 339 through 347, as amended of record in Book 7900, pages 888 – 889, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard A. Robison by Warranty Deed of record in Book 10878, page 818, Register's Office for Davidson County, Tennessee.

Reserving under the GRANTOR a VENDOR'S LIEN in the amount of Seven Hundred and Fifty Thousand dollars and no/cents ($750,000.00) evidenced by a certain note dated August 1, 2005 in the amount of $750,000.00 which is incorporated herein by reference and by a DEED of TRUST recorded simultaneously herewith.

The property described herein is conveyed subject to all matters of record and survey, including without limitation, taxes for the year 2005.

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(S), their successors and assigns, forever; and we do covenant with the said GRANTEE(S), we are lawfully seized and possessed of said land in fee simple, have the right to convey it, and the same is unencumbered, unless otherwise set out herein; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title in the said GRANTEE(S), their heirs and assigns, against the lawful claims of whomsoever claiming same by, through or under the said GRANTOR, but no further or otherwise. Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to the genders.

Witness my hand and seal this 1 day of AUGUST, 2005.

Richard A. Robison

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
Personally appeared before me, the undersigned, a Notary Public in and for State and County aforesaid, Richard A. Robison, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained

Subscribed and sworn before me this 1 day of AUGUST, 2005.

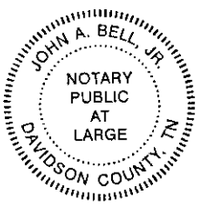
My Commission Expires:

_____

_____
Notary Public

Map & Parcel
155-243

Send Tax Bills to:
New Owners
8252 Collins Road
Nashville, TN 37221



JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 29, 2006