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Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $131,000.00

Affiant

Subscribed and sworn to before me, this 29th day of July, 2005.

Notary Public
My commission expires:

Davidson County DEEDWARR
Recvd: 08/04/05 10:17 2 pgs
Fees:13.00 Taxes:484.70
20050804-0091652

05-0507-62321

Address of New Owner:	Send Tax Bills to:	STATE Information
John C. Robertson 408 Hamblen Drive Madison TN 37115	ACCESS NATIONAL MORTGAGE 1800 ROBERT FULTON DRIVE SUITE 350 RESTON, VA. 20191	42-07-0

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2008

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael W. Thompson Sr., married hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John C. Robertson and wife, Erica R. Robertson, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 82, on the Plan of Primrose Acres, of record in Book 2663, Pages 106-107, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Michael W. Thompson Sr. by Quitclaim Deed from Mary Sonjia Thompson, dated June 27, 2003, of record in Instrument No. 20030710-0096059, Register's Office for Davidson County, Tennessee.
>
> Mary Sonjia Thompson joins in the execution of this instrument to convey maritial interest, if any in the subject property.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 408 Hamblen Drive, Madison, TN 37115

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 29th day of July, 2005.

Michael W. Thompson Sr.

Mary Sonjia Thompson

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael W. Thompson Sr. and Mary Sonjia Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 29th day of July, 2005.

State of Tennessee at Large

My Commission expires 2-1-09

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY