WARRANTY DEED

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,900.00

David Robertson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2005

Notary Public: ~~Patricia Nicholls~~ Chris Jackson

MY COMMISSION EXPIRES: ~~01/24/09~~ Aug. 20, 2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Daniel C. Robertson	Bank of the South	Map 044
1101 Elliston Street	551 North Mt. Juliet Road	Group 15-0
Old Hickory, TN 37138	Mt. Juliet, TN 37122	Parcel 272.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

George Armando Vasquez and wife, Leslie Vasquez,

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Daniel C. Robertson, a married person
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 50, on the Plan of Village of Old Hickory, Section "C", of record in Book 1424, Page 66, Register's Office for said County described as follows:

SAID Lot No. 50 fronts 61.6 feet on the easterly margin of Elliston Street and extends back 66 feet on the northerly line and 65.5 feet on the southerly line, to a line in the rear measuring 62.3 feet thereon.

BEING the same property conveyed to George Armando Vasquez by deed from Ralph H. Dunaway and wife, Jean R. Dunaway, of record in Book 10996, Page 616, dated June 24, 1998, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1424, Page 66, said Register's Office.

The said Leslie Vasquez joins in this conveyance to convey any and all marital interest he/she may have in said property.

Power of Attorney of record in Instrument 20050830-0103680, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1101 Elliston Street, Old Hickory, TN 37138

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; 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 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 26th day of August, 2005.

~~George Armando Vasquez~~ By Leslie Vasquez
George Armando Vasquez
By: Leslie Vasquez, Attorney-in-Fact

Leslie Vasquez his Attorney in fact

Davidson County DEEDWARR
Recvd: 08/30/05 10:35 2 pgs
Fees:13.00 Taxes:240.13

20050830-0103681

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leslie Vasquez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that sheexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of August, 2005.

My Commission Expires: 01/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Leslie Vasquez, 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 on behalf of George Armando Vasquez as his Attorney in Fact as the free act and deed of the within named George Armando Vasquez.
Witness my hand and official seal at Nashville, Tennessee the 26th day of August, 2005.

My Commission Expires:01/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Return to:
CUMBERLAND TITLE COMPANY
695 President Place, Suite 202
Smyrna TN 37167