THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 24809-10-2005** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $264,000.00. Affiant Subscribed and sworn to before me this 2nd day of October, 2005. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Diane Katharine Nasser 8595 Poplar Creek Road Nashville, TN 37221	**Send Tax Bills To:** First Horizon Home Loan Corporation P.O. Box 7481 Springfield, OH 45501-7481	**Tax Information:** Map No.154.00-0 Parcel No. 064.00 AND 102.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jason A. Robbin and wife, Jane A. Zerface**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Diane Katharine Nasser, Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 8595 Poplar Creek Road, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of October, 2005.

Jason A. Robbin

Jane A. Zerface

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jason A. Robbin and Jane A. Zerface**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of October, 2005.

Notary Public

My Commission Expires:

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 11/02/05 14:00 2 pgs
Fees:13.00 Taxes:976.80

20051102-0132634

EXHIBIT "A"

Being real estate situated in the Ninth Civil District of Davidson County, Tennessee, described as follows:

TRACT NO. 1: Beginning at a point which is marked by a stake or iron pin, the same being a fence corner and the southwest corner of the J.T. Stibor property, and which point of beginning is S 38° W 643.5 feet more or less from an iron pin located on the south side of Poplar Creek Road, which said iron pin in the northwest corner of the J.T. Stibor property and on the line between the properties owned by J.T. Stibor and Fannie Bolin, and then from said point of beginning S 49° E 208 feet to a point; thence N 38° E 208 feet to a point; thence 49° W 208 feet to a point on the line dividing the Stibor and Bolin properties; thence S 38° W 208 feet to a point of beginning. Said parcel contains one acre, more or less.

TRACT NO. 2: Described according to a survey made by P. Anthony Chapdelaine, Jr., Surveyor, January 24, 1980 as follows: Beginning at a point in the southerly margin of Poplar Creek Road at the northeast corner of the property conveyed to Rachel Riner of record in Book 5017, page 776, Register's Office, said point being also the northwest corner of the J.T. Stibor property of which this is a part of; thence with the southerly margin of Poplar Creek Road, S 66° 51' E 104.68 feet to a point; thence continuing with said Poplar Creek Road easterly 43.17 feet to a point; thence S 20° 19' W 431.06 feet to an iron pin; thence S 32° 40' 242.65 feet to an iron pin; thence S 23° 31' W 235.25 feet to an iron pin in the northern boundary of Dr. Richard Curtin property of record in Book 3950, page 447, Register's Office; thence with said Curtin's northern boundary line N 44° 13' W 346.43 feet to a point being the southeast corner of a one acre tract of land conveyed by Jerry Riner and wife of record in Book 4859, page 481, Register's Office; thence with Riner's eastern boundary line N 36° 52' E 208 feet to Riner's northeast corner; thence with Riner's northern boundary line N 44° 33' W 208 feet to a point in the eastern boundary line of said Rachel Riner's property; thence with same N 36° 52' E 398.49 feet to the beginning, containing 3.84 acres.

TRACT NO. 3: Beginning at an iron pin, the southeast corner of Ken McLaughlin's property, Deed Book 5842, page 834, Register's Office of Davidson County and the southwest corner of J.T. Stibor property, Deed Book 4404, page 674, Register's Office of Davidson County, thence with said McLaughlin's line, N 42° 00' 05" W 554.43 feet to a 4 inch sassafras, thence with a new line S 39° 14' 03" W 50.14 feet to an iron pin, thence S 37° 34' 49" E, 97.41 feet, thence S 49° 14' 02" E 453.28 feet to the point of beginning, containing 0.418 acres, more or less, according to a survey by R. L. Chapdelaine dated, May 10, 1986.

Being the same property conveyed to Jason A. Robbin and wife, Jane A. Zerface by deed dated March 15, 1999 from Bruce Alan Weaver of record in Book 11390, page 767, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County taxes which have been paid by the Grantor and prorated by the parties.
2. Easement for a 25 foot right-of-way of record in Book 4859, page 481, Register's Office for Davidson County, Tennessee.