RECORD & RETURN TO:
FIRST TITLE AND ESCROW COMPANY, INC.
FILE BOX 9B
FTEC File #24880

WARRANTY DEED

G-CD-05-02403

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $689,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF December, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY, TENN.

My Commission Expires SEPT 19, 2009

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert C. Hannon	First Bank	
02403 Oakland Avenue	(NAME) 6110 Shallowford Road Suite 2	104-16-201
(ADDRESS) Nashville, Tennessee 37212-5507	(ADDRESS) Chattanooga, TN 37421	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we IVAN ROBBINS AND WIFE, CHERIE ROBBINS AND, AND GEORGE DEGERBERG, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT C. HANNON AND WIFE, IVEY L. HANNON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LAND IN THE 24TH WARD OF THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTH HALF OF LOT NO. 166 ON THE MAP OF BELMONT LAND COMPANY'S PLAN OF LOTS OF RECORD IN BOOK 421, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 166 FRONTS 44.15 FEET ON THE WEST SIDE OF OAKLAND STREET AND RUNS BACK BETWEEN PARALLEL LINE 175.0 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO IVAN ROBBINS AND WIFE, CHERIE ROBBINS, AND GEORGE DEGERBERG, ALL AS TENANTS IN COMMON BY WARRANTY DEED FROM CELIA LARSON AND HUSBAND, GEORGE PEARCE, RECORDED ON THE 1ST DAY OF OCTOBER, 2004 IN INSTRUMENT NO. 20041001-0118528, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. Subject property is investment property and is not the principal residence of the Grantors.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 421, page 34, Register's Office for Davidson County Tennessee.

unimproved ( )
This is improved (X) property, known as 02403 Oakland Avenue, Nashville, Tennessee 37212-5507
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 1st day of December, 2005.

Ivan Robbins by Cherie Robbins attorney in fact.

Ivan Robbins by Cherie Robbins attorney in fact

Cherie Robbins

Davidson County DEEDWARR
Recvd: 12/12/05 15:23 2 pgs
Fees:13.00 Taxes:2549.30

20051212-0149252

George Degerberg

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cherie Robbins, and George Degerberg, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of December, 2005.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Cherie Robbins, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Ivan Robbins and acknowledged that he/she executed the same as the free act and deed of the said Ivan Robbins.

Witness my hand and official seal at
Davidson County, Tennessee
on this the 1st day of December, 2005.

NOTARY PUBLIC

My Commission Expires: _____

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903