Davidson County DEEDWARR
Recvd: 02/22/06 16:07 4 pgs
Fees:23.00 Taxes:277.50

20060222-0020976

After Recording Return To:

Service Link 112575
4000 Industrial Boulevard
Aliquippa, PA 15001
1-800-439-5451

This Instrument Prepared By:
M. Powell, Esquire BOPR# 5372
Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

Map & Parcel:
119-16-0-030.00

WARRANTY DEED

Property Owner:
ROBERT ROBINETTE
733 Wildview Drive
Nashville, TN 37211

Send Tax Bills To:
733 Wildview Drive
Nashville, TN 37211

Person or Entity Responsible For Payment of Taxes:
Same as Property Owner

THIS INDENTURE, made this 12th day of January, 2006, between JON PATRICK GARRETT, who has appointed SUSAN DEBORAH YORK as his Attorney-in-fact and SHANNON GARRETT, who has appointed SUSAN DEBORAH YORK, as her Attorney-in-fact, of 113 Fleet Drive, Anderson, SC 29625 Grantors, and ROBERT ROBINETTE, a married man of 733 Wildview Drive, Nashville, TN 37211, GRANTEE.

WITNESSETH:

That Grantors for and in consideration of the sum of One Dollar ($1.00) in hand paid by Grantee, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto Grantee the following described premises of real property to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 122 ON THE MAP OF BATTLEWOOD SUBDIVISION, SECTION 2, OF RECORD IN BOOK 1835, PAGES 95 AND 96, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 122 FRONTS 110 FEET ON THE WESTERLY SIDE OF WILDVIEW DRIVE AND RUNS BACK BETWEEN LINES, 199.99 FEET ON THE SOUTHERLY LINE AND 194.38 FEET ON THE NORTHERLY LINE TO A DEAD LINE IN THE REAR OF WHICH IT MEASURES 89 FEET.

BEING THE SAME PROPERTY CONVEYED TO JON PATRICK GARRETT AND SHANNON GARRETT AND ROBERT ROBINETTE FROM JON PATRICK GARRETT AND SHANNON GARRETT, IN DEED DATED 12/19/2005, RECORDED 12/19/2005, IN INSTRUMENT 20051219-0151546, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. *(SEE BELOW)

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

PROPERTY ADDRESS: 733 Wildview Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantees, their successors and assigns, forever. Grantors, for themselves and their heirs, executors and administrators, do hereby covenant with Grantees, their heirs and assigns, that (i) Grantors are lawfully seized in fee simple of the above described premises of real property, (ii) Grantors have full power, authority and right to convey the same, (iii) the premises of real property is free and clear of all liens and encumbrances, and (iv) Grantors will forever warrant and defend the premises of real property and the title thereto against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required. The use of any gender shall include all genders and the neuter.

We hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 75,000.00 .

Jon Patrick Garrett by his attorney in fact Susan Deborah York

JON PATRICK GARRETT, by his Attorney-in-fact, Susan Deborah York

Shannon Garrett by her attorney in fact Susan Deborah York

SHANNON GARRETT, by her Attorney-in-fact, Susan Deborah York

Susan Deborah York

SUSAN DEBORAH YORK, as Attorney in-fact for Jon Patrick Garrett

as attorney in fact for Jon Patrick Garrett

Susan Deborah York

SUSAN DEBORAH YORK, as Attorney-in-fact for Shannon Garrett

as attorney in fact for Shannon Garrett

* And Subsequently conveyed to Jon Patrick Garrett and Shannon Garrett, husband and wife, by Quitclaim Deed of record at Instrument # 20060222-0020975 Register's Office for Davidson County, Tennessee

IN WITNESS WHEREOF, this Grantors have hereunto set a hand and seal on this the date first above written.

JON PATRICK GARRETT, by his Attorney-in-fact, Susan Deborah York

SHANNON GARRETT, by her Attorney-in-fact, Susan Deborah York

SUSAN DEBORAH YORK, as Attorney In-fact for Jon Patrick Garrett

SUSAN DEBORAH YORK, as Attorney-in-fact for Shannon Garrett

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 12th day of January, 2006, before me personally appeared SUSAN DEBORAH YORK, as Attorney-in-fact for JON PATRICK GARRETT and SHANNON GARRETT, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument and acknowledged that he (or they) executed the same as his (or their) free act and deed.

NOTARY PUBLIC
Patrick Moore

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires APRIL 25, 2006

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

OATH OF VALUE

STATE OF Pennsylvania
COUNTY OF Beaver)

I, Anthony F. Trevino, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $75,000.00, which amount is equal or greater than the amount which the property transferred would command at a fail voluntary sale.

Affiant, Anthony F. Trevino

Affiant, Anthony F. Trevino, subscribed and sworn before me this 14th day of February 2006.

Notary Public

My commission expires: 4.17.06

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Nicole M. Yanseens, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Apr. 17, 2006
Member, Pennsylvania Association of Notaries