This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060088

Davidson County DEEDWARR
Recvd: 03/01/06 13:24 2 pgs
Fees:13.00 Taxes:466.20
20060301-0023622

Send Tax Bills To:
Right Mortgage Co.
106B West Hill Drive
Lebanon, TN 37087

New Owner is:
Patrick and Mary Abby Robinson
804 Bexhill Court North
Hermitage, TN 37076

MAP: 64-16-O-C
PARCEL: 74.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Robin Williams and Melvin Williams**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Patrick D. Robinson and wife, Mary Abby Robinson**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 81 on the Plan of Section Three, Wembley Downs, as of record in Plat Book 8250, page 108, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robin Williams and Melvin Williams, married by Warranty Deed from Kathleen H. Sklenka, unmarried dated 7/30/02, recorded 8/27/02, in Instrument No. 200208270103634, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Easements and/or setback lines of record in Plat Book 8250, page 108, said Register's Office; Restrictive covenants of record in Book 8304, page 623, Book 8587, page 268, Book 8447, page 633, Book 8797, page 915, Book 8646, page 529, and Book 9522, page 349, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

MW RW Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the

Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 17th day of February, 2006

GRANTOR:

Robin Williams

Robin Williams

Melvin Williams

Melvin Williams

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Robin Williams and Melvin Williams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 17th day of February, 2006.

Notary Public

My Commission Expires: 9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $126,000.00.

Affiant

SWORN TO and subscribed before me this 17th day of February, 2006

NOTARY PUBLIC

My commission expires:

9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY