Davidson County DEEDWARR
Recvd: 03/07/06 09:03 2 pgs
Fees:13.00 Taxes:231.25
20060307-0026002

THIS INSTRUMENT PREPARED BY:

JAMES C. DALE III
Attorney at Law
221 4th Ave. N., 5th Fl.
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or whichever is greater, for this transfer is $62,500.00.

James C Dale III
AFFIANT

Subscribed and sworn to before me this 6th day of March 2006.

Anita J. Settle
NOTARY PUBLIC

ANITA J. SETTLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/24/2009

ADDRESS NEW OWNERS:
Gaylord D. Gladhart and wife,
Patricia J. Gladhart, Co-Trustees
The Gladhart Living Trust
12130 Hemlock Street
El Monte, CA 91732

SEND TAX BILLS TO:
Same

MAP/PARCEL:
Map 44-11-A
Parcel 204

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ***($10.00)*** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Venice B. Robbins, Co-Trustee, Forrest D. Robbins and Venice B. Robbins Living Trust,** a Tennessee revocable living trust dated September 10, 1996, herein referred to as "Grantor", has bargained and sold, and by these presents does transfer and convey unto **The Gladhart Living Trust dated July 18, 1988,** a California revocable living trust, Gaylord D. Gladhart and Patricia J. Gladhart, Co-Trustees, herein referred to as "Grantee", its successors and assigns, land in Davidson County, Tennessee, more particularly described as

> Land in Davidson County, Tennessee, being Unit No. B-4, Parcel 204, in a Horizontal Property Regime which is of record in Book 7977, page 92, re-recorded in Book 8164, page 151, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Forrest D. Robbins and Venice B. Robbins, Co-Trustees, The Forrest D. Robbins and Venice B. Robbins Trust dated September 10, 1996, by quitclaim deed of record in Book 10218, Page 797, Register's Office for Davidson County, Tennessee, the said Forrest D. Robbins having since died and Venice B. Robbins, his surviving spouse, under the terms of the trust instrument now serving as Successor Trustee.

This is improved property known as Unit B-4, Lakeside Retirement Village Condominiums, Sixth and Jones Streets, Old Hickory, Tennessee 37138.

This conveyance is subject to:

1. Metro taxes for 2006 and subsequent years, a lien but not yet due and payable, which the Grantee agree to assume and pay.

2. The terms and conditions of the Horizontal Property Regime of record in Book 7977, page 92, re-recorded in Book 8164, page 151, Register's Office for Davidson County, Tennessee, and by-laws of record in Book 7977, page 111, re-recorded in Book 8164, page 171, R.O.D.C.

3. The provisions and requirements of the Horizontal Property Act, §§66-27-101 of the Tennessee Code Annotated.

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, its successors and assigns, forever. Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 2 day of March, 2006

Forrest D. Robbins and Venice B. Robbins Living Trust

By: Venice B. Robbins

Venice B. Robbins

"Co-Trustee"

STATE OF ILLINOIS)
COUNTY OF KANKAKEE)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **Venice B. Robbins,** the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument as Co-Trustee of the Forrest D. Robbins and Venice B. Robbins Trust dated September 10, 1996, for the purposes therein contained.

WITNESS my hand and official seal at Kankakee, Illinois, this 2nd day of March, 2006.

Petranka Nenov

Notary Public

My Commission Expires: 02/03/2010

"OFFICIAL SEAL"
Petranka Nenov
Notary Public, State of Illinois
My Commission Exp. 02/03/2010