Davidson County DEEDWARR
Recvd: 03/10/06 14:32 2 pgs
Fees:13.00 Taxes:185.00

20060310-0028230

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Aaron T. Walker, et al 6318 Lickton Pike Goodlettsville, TN 37072	Same as New Owner	Map 42-16 Parcel 182.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ROBLYN PROPERTIES, LLC, a Tennessee Limited Liability Company, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto AARON T. WALKER and DAVID PATTON, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being the northerly 200 feet of the westerly 67.5 feet of Lot No. 26 Douglas-Levine's Subdivision, as of record in Book 547, page 44, Register's office for said County.

SAID westerly part of Lot No. 26 fronts 67.5 feet on the southerly side of Woodruff Street and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Roblyn Properties, LLC by deed from Raymond L. Barrett, a ½ interest and Ralph K. Barrett and Nancy M. Barrett, Trustees under The Barrett Family Revocable Living Trust, a ½ interest, of record in Instrument No. 20010329-0030429, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 217 Woodruff Street, Madison, TN 37115.

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

And the GRANTOR does covenant with the said GRANTEES, that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2006, which are a lien, but not yet due and payable, and which will be paid, in full, without proration, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 547, page 44, said Register's Office.

And, the GRANTOR does further covenant and bind itself, its successors or assigns to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

Roblyn Properties, LLC
a Tennessee Limited Liability Company

BY: _____
AARON T. WALKER, Chief Manager

BY: _____
HERBERT A. BERRY, Secretary

"GRANTEES"

_____
AARON T. WALKER

_____
DAVID PATTON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AARON T. WALKER and DAVID PATTON, 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 the 9th day of March, 2006.

PATSY C. DAVIDSON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

_____
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared AARON T. WALKER and HERBERT A. BERRY, with whom I am personally acquainted and who acknowledged themselves to be the Chief Manager and Secretary, respectively, of ROBLYN PROPERTIES, LLC, the bargainor, a limited liability company, and as such Chief Manager and Secretary, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company by themselves as Chief Manager and Secretary.

WITNESS my hand, at office, this the 9th day of March, 2006.

PATSY C. DAVIDSON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

_____
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

_____
Affiant

Sworn to and subscribed before me, this the 9th day of March, 2006.

PATSY C. DAVIDSON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

_____
NOTARY PUBLIC