Davidson County DEEDWARR
Recvd: 04/26/06 11:29 2 pgs
Fees:13.00 Taxes:906.50
20060426-0047701

(1)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 21st day of April, 2006.

Notary Public

My Commission Expires: 1-20-09

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Fabian Bedne and Mary Linden Salter, husband and wife,

6649 Sugar Valley Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

181-1-A-12CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ricky D. Robinson, unmarried, hereinafter referred to as Grantors, hereby transfers and conveys to Fabian Bedne and Mary Linden Bedne Salter A/K/A Mary Linden Salter, husband and wife, , hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 12 on the Plan of Sugar Valley, Section One, a Planned Unit Development, of record in Plat Book 9700, Pages 709-711, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ricky D. Robinson by Special Warranty Deed from Centex Home Equity Company, LLC of record in Instrument No. 20040106-0002148, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 9700, Pages 709- 711, Register's Office of said County.

Restrictive Covenants of record in Deed Book 11069, Page 14, Register's Office of said County.

Easement of record in Instrument No. 200402050014018, Register's Office for said County.

Easement of record in Instrument No. 200403050025147, Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 6649 Sugar Valley Drive, Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, 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. 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 hand this 21st day of April, 2006.

Ricky D. Robinson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Ricky D. Robinson, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 21st day of April, 2006.

Notary Public

My Commission Expires: 1-20-09

TONJA BARNON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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