WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/24/06 08:15 2 pgs
Fees:13.00 Taxes:425.50
20060524-0060736

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$115,000.00**

Affiant

Subscribed and sworn to before me this 23 day of May, 2006

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jan Pass	SAME	105.01-597.00
117 13th Ave, Circle		
Nashville, TN 37212		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robertson Properties, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jan Pass and Minna Gioia, both unmarried people**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 19 on the plan of Revised, Section Ninety-Eight, Edgehill Estates, of record in Book 4860, page 54, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

SAID Lot No. 19 fronts 33.00 feet on the westerly margin of 13th Avenue Circle and extends back 109.75 feet on the northerly line and 90.4 feet on the southerly line to a dead line in the rear, measuring 99.08 feet thereon.

Being the same property conveyed to Robertson Properties, LLC, by deed from Rickie Ann Reese, an unmarried woman, on May 19, 2006, of record in Instrument Number 20060522-0059438, Register's Office for County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 4860, page 54, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7347, page 511, Register's Office for Davidson County, Tennessee.
- HOA Charter as set forth in instrument recorded in Book 7526, page 624, Register's Office for Davidson County, Tennessee.

This is improved property known as: **117 13th Ave, Circle, Nashville, TN 37212**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 23, 2006.

Robertson Properties, LLC

By Joseph Robertson

STATE OF TENNESSEE

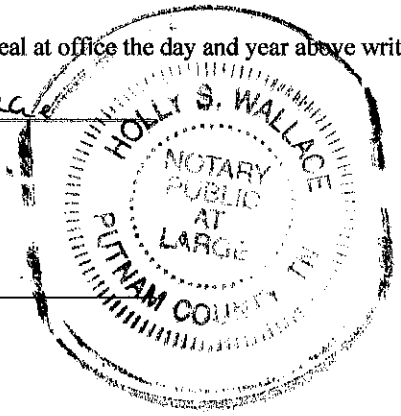
COUNTY OF DAVIDSON

On this 23rd day of May, 2006, before me, appeared Joseph Robertson, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager of Robertson Properties, LLC and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Joseph Robertson,acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

Holly S. Wallace

NOTARY PUBLIC



My Commission Expires:

3/18/08