WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2006.

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Robert Joslin, Jr.	NEW OWNER	Map 93
4117 Brandywine Pointe Blvd.		Group 16
Old Hickory, TN 37138		Parcel 272

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Norene P. Jackson and Deborah Paulette Eads and Kenneth Ray Eads

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Robert Joslin, Jr., married
hereinafter called the 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. 13, on the Plan of Subdivision of the Homestead Block in the Hermitage Addition to Nashville, as of record in Book 57, Page 76, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 50 feet on the northerly side of Green Street and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Norene P. Jackson, Deborah Paulette Eads, and Kenneth Ray Eads, by Quitclaim Deed from David J. Waynick, Trustee, of record in Instrument 20050624-0072638, said Register's Office. See also Affidavit of Inheritance (Real Estate) of record in Instrument 20050617-0069783; and Quitclaim Deed of record in Instrument 20021211-0152782; and Quitclaim Deed of record in Instrument 20011220-0140761; and Quitclaim Deed of record in Instrument 20010921-0102395; and Quitclaim Deed of record in Book 9106, Page 695; and Deed of record in Book 6464, Page 927, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 57, Page 76, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 136 Green Street, Nashville, TN 37210

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hands this 13th day of July, 2006.

Norene P. Jackson

Deborah Paulette Eads

Kenneth Ray Eads

Davidson County DEEDWARR
Recvd: 07/14/06 10:49 2 pgs
Fees:13.00 Taxes:185.00

20060714-0084952

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Norene P. Jackson, Deborah Paulette Eads, and Kenneth Ray Eads 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 and official seal at Nashville, Tennessee, this 18th day of July, 2006.

Notary Public

My Commission Expires: ~~03/31/07~~ 1/24/09

