WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/19/06 14:00 2 pgs
Fees:13.00 Taxes:373.70

20060719-0087162

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 101,000.00

Jennifer A Hoffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July 2006

Notary Public

MY COMMISSION EXPIRES: 5/30/07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO MY COMMISSION EXPIRES 05/30/2007

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GALO ROBLES (NAME)	FMF Capital, LLC (NAME)	MAP 060-02-0
3062 Richmond Hill Drive (ADDRESS)	25 Century Blvd., Suite 606 (ADDRESS)	PARCEL 079.0
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	

FOR AND 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, Juanita Knox, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GALO ROBLES, 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:

LAND in Davidson County, Tennessee, BEING Lot No. 9 on the Plan of Parkwood Estates, Section I, of record in Book 2900, page 119, Register's Office for said County.

SAID Lot No. 9 fronts 75 feet on the northeasterly side of Richmond Hill Drive and extends back 137.1 feet on the southeasterly line and 131.5 feet on the northwesterly line to a dead line measuring 75.1 feet thereon.

BEING the same property conveyed to Carlton W. Knox and wife, Juanita D. Knox of record in Book 4156, page 218, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 27, 2001 Carlton W. Knox and Juanita D. Knox conveyed all of their right title and interest in and to subject property to Carol K. Hoff, J. Milton Knox and William O. Knox, of record at Instrument No. 20010328-0029839, said Register's Office. William O. Knox, J. Milton Knox and Carol J. Hoff has since conveyed all of their right title and interest to Juanita Knox by Quitclaim Deeds dated April 17, 2006, of record at Instrument Nos. 20060421-0045864, 20060421-0045865, and 20060421-0045866, all in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 3062 Richmond Hill Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 7th day of July, 2006

Juanita Knox
By: Juanita Knox
William O. Knox, Attorney-in-fact
William O. Knox

LEGAL DESCRIPTION CONTINUATION:

William O. Knox executes this instrument on behalf of Juanita Knox, pursuant to the Durable General Power of Attorney, of record by Instrument No. 20060719-0087161 in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 7th day of July, 2006, the undersigned, a Notary Public in and for said County and State, personally appeared William O. Knox, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Juanita Knox as her Attorney-In-Fact, and who acknowledged that he as the Attorney-in-fact executed the same as the free act and deed of the said Juanita Knox.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 7th day of July, 2006.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON