THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25613-06-2006** **Record & Return To:** **Forsythe Title & Escrow Services** **2525 W End Ave** **Nashville, TN 37203-1738**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00. Affiant Subscribed and sworn to before me this 27th day of July, 2006. Notary Public My Commission Expires:

GEORGE F. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Jason B. Robbins, Amy Robbins 3638 Richland Avenue Nashville, TN 37205	**Send Tax Bills To:** (LL) Countrywide Home Loans Inc. 801 Crescent Ctr. DR. #510 FRANKLIN, TN 37067	**Tax Information:** Map No. 104.09-0 Parcel No. 276.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William C. Mueller and wife, Elizabeth M. Smith,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason B. Robbins and wife, Amy Robbins** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3638 Richland Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of July, 2006.

William C. Mueller by Elizabeth M. Smith as Attorney-In-Fact

Elizabeth M. Smith

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Elizabeth M. Smith**, 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 27th day of July, 2006.

Notary Public

GEORGE F. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

My Commission Expires:

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Elizabeth M. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of William C. Mueller as his Attorney-In-Fact, as the free act and deed of the within named William C. Mueller.

Witness my hand and official seal at Nashville, Tennessee this 28 LA day of July, 2006

NOTARY PUBLIC

GEORGE F. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 07/28/06 14:31 2 pgs
Fees:13.00 Taxes:4070.00

20060728-0091697

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Subdivision of a part of Block "6" Richland Realty Company's Division "A", as of record in Instrument No. 20040402-0037234, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to William C. Mueller and wife, Elizabeth M. Smith by Warranty Deed dated October 26, 2005 from West End Homes, LLC of record in Instrument No. 20051102-0132757, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Instrument No. 20040402-0037234, Register's Office for Davidson County, Tennessee.