RETURN TO:
First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

N-14585

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14585

Davidson County DEEDWARR
Recvd: 08/14/06 11:41 2 pgs
Fees:13.00 Taxes:438.45
20060814-0099800

Property Address:
1812 Glade Street, Nashville, TN 37207 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Terrell Starks**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Robin Nicole Lively, unmarried**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 83 on the Plan of Brooklyn Heights, as of record in Book 332, Page 140, Register's Office for Davidson County, Tennessee.

Said Lot No. 83 fronts 40 feet on the northerly side of Glade Avenue and runs back between parallel lines, 140 feet to a line and at the rear, on which it measures about 120 feet thereon.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a quit claim deed from Sterling C. Brown and wife, Mildred L. Brown, dated December 16, 2005, and recorded April 10, 2006, in the Register's Office for Davidson County, Tennessee, Instrument Number 200604100040743.

AND FURTHER BEING THE SAME premises conveyed to Grantor by virture of Quitclaim Deed from T&S Investments, Inc., dated 07/31/06, and recorded 8/14/06 **, in the Register's Office for Davidson County, Tennessee, Instrument Number** 20060814 0099799

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] not a part of the homestead of Grantor and is not Grantor's marital residence, or [ ] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 31st day of July, 2006.

_____ {Seal}
Terrell Starks

State of TENNESSEE
County of DAVIDSON

On this the 31st day of July, 2006, before me, the undersigned officer, personally appeared Terrell Starks, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

_____
Notary Public

My Commission expires: 11-27-2006

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $118,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this the 31st of July, 2006.

_____
Notary Public

My Commission expires: 9-16-07

KEVIN STEINKE
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

Name of Owner and Property Address:
Robin Nicole Lively
1411 Rock Creek Court
Whites Creek, TN 37189

Person Or Entity Responsible For Payment Of Taxes:
Robin Nicole Lively
1411 Rock Creek Court
Whites Creek, TN 37189

Tax Parcel ID#: 071-05-0-202.00