03

Realty Title
Box 48-A

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**3815 Cleghorn Ave., Suite 102**
**Nashville, TN 37215**

Davidson County DEEDWARR
Recvd: 08/23/06 14:20 2 pgs
Fees:13.00 Taxes:203.50
20060823-0104076

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $55,000.00**

**Affiant**

**Subscribed and sworn to before me, this 17th day of August, 2006.**

**Notary Public**
**My commission expires: 02/22/09**

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

**03-0608-33979**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| OHB Limited Partnership<br>4914 TIMBERLAKE DRIVE<br>NASHVILLE, TN 37211 | New Owner | 103-1-65 & 135 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gertrude Robinson**, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **OHB Limited Partnership**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Tract I

Land in Davidson County, Tennessee, being Lot No. 1A, on the Plan of Revision of John B. Cowden's Fourth Subdivision, of record in Book 8250, Page 778, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to John G. Robinson and wife, Gertrude Robinson by deed from Lydia K. Robinson, dated 11-30-50, recorded 1-15-51, of record in Book 1938, Page 151, Register's Office for Davidson County, Tennessee, as Map/Parcel 103-1-65.00. John G. Robinson having since died.

Tract II

Beginning at a stake on the westerly side of Cowden Avenue, 153.8 feet from the corner of John "B" Street and Cowden Avenue; thence along the westerly margin of Cowden Avenue, 100 feet to a point being the northeast corner of the John Robinson property; thence along the southerly margin of the John Robinson property 100 feet to a point; thence in a southerly direction and being the dividing line of Lot No. 12 and Lot No. 13 in a southerly direction 100 feet; thence in a easterly direction and parallel with the southerly margin of John "B" Street, 100 feet to the point of beginning.

Being the same property conveyed to John George Robinson and wife, Gertrude Robinson by deed from Delores Ann Boyett, Richard Leu Boyett, and Gloria Ruth Boyett, dated 3-31-82, recorded 4-01-82, of record in Book 5868, Page 492, Register's Office for Davidson County, Tennessee., and by deed from Smith Bolin Boyett and wife, Helen Louise Barnes Boyett, Delores Ann Boyett, Richard Leu Boyett, and Gloria Ruth Boyett, dated 6-18-66, recorded 2-28-68, of record in Book 4215, Page 332, Register's Office for Davidson County, Tennessee, as to Map/Parcel 103-1-135.00. John George Robinson having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 301 Marcia Avenue, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns,

forever. Grantor covenants with Grantee that Grantor is lawfully seised 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. Grantor does further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 17th day of August, 2006.

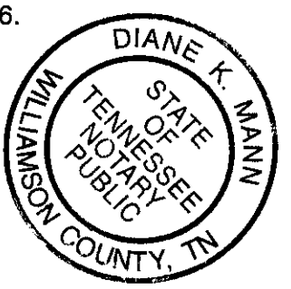
Gertrude Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gertrude Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 17th day of August, 2006.

Diane K. Mann
State of Tennessee at Large




My Commission expires 02/22/09