(1)

Return to:
Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

B-5175

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $143,900.00

Karen Gonzalez
Affiant

Subscribed and sworn to before me, this 29th day of September, 2006.

Charlotte A. Bethel
Notary Public
My commission expires: 4-16-08

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO. TENN.

Davidson County DEEDWARR
Recvd: 10/05/06 11:15 2 pgs
Fees:13.00 Taxes:532.43
20061005-0123828

05-0608-63109

Address of New Owner:	Send Tax Bills to:	Tax Information
Saber F. Hanna	~~NEW OWNER~~ Bank of America	176-5-A-80.00
6632 Shadyview Drive	P.O. Box 9000	
Antioch TN 37013	Getzville, NY 14068-9000	

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, Michael E. Robeson, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Saber F. Hanna, married, hereinafter called the Grantees, their successors 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. 291, on the Plan of Hickory Woods Estates, Section "C", of record in Book 6900, Pages 884-887, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael E. Robeson by deed from Edward Thomas, Jr. and wife, Wendy M. Smith-Thomas, dated 6-23-00, recorded 6-26-00, of record in Instrument No. 20000626-0063200, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Michael E. Robeson and wife, Diamma Robeson by quitclaim deed from Michael E. Robeson, dated 4-09-01, recorded 5-18-01, of record in Instrument No. 20010518-0051924, Register's Office for Davidson County, Tennessee.

Furthermore being the same property conveyed to Michael E. Robeson by quitclaim deed from Diamma Robeson, dated 10-16-02, recorded 10-28-02, of record in Instrument No. 20021028-0131916, Register's Office for Davidson County, Tennessee.

Diamma Robeson, spouse of Michael E. Robeson, joins in the execution of this instrument to convey her marital interests, if any, in the subject property.

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 6632 Shadyview Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of September, 2006.

Michael E. Robeson

Diamma Robeson

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand in Hendersonville, TN, this 29th day of September, 2006.

State of Tennessee at Large

My Commission expires
5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010