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Davidson County DEEDWARR
Recvd: 10/10/06 10:46 3 pg:
Fees:18.00 Taxes:5209.60

20061010-0125771

FROM: Michael Craig Warren and wife, Denise Wilder Warren

TO: Robert W. Royer

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Robert W. Royer	185 Coyote Ln	Map 146-5
4943 Tyne Valley Boulevard	(~~same~~)	Parcel 17
Nashville, Tennessee 37220	~~Nashville~~ Brentwood TN 37025	

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

The actual consideration or value, whichever is greater, for this transfer is $1,408,000.00.

Affiant

Subscribed and sworn to before me, this the 9R day of October, 2006.

Notary Public

My Comm. Expires: 4/2/10

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Michael Craig Warren and wife, Denise Wilder Warren, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Robert W. Royer, a married person, hereinafter called "GRANTEE", his 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. 41 on the Plan of Treemont, as of record in Plat Book 6250, pages 895 through 897, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Michael Craig Warren and wife, Denise Wilder Warren, by deed from Glynn J. Griggs and wife, Julie Hinds Griggs, of record as Instrument No. 200007170070166, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2007 Metropolitan Government Taxes.

2. All matters as shown on the plan of record in Book 6250, pages 895 through 897, said Register's Office.

3. Terms, conditions, easements, rights and liens as set forth in the Declaration of Restrictive Covenants and By-Laws appended thereto for Treemont of record in Book 6833, pages 594 and 601, as amended in Book 8259, page 498, and amended and restated by Instrument No. 20051202-0145241, said Register's Office. Said By-Laws also appear of record in Book 6833, page 620, said Register's Office.

4. Easement Agreement for private road, of record in Book 6833, page 633, said Register's Office.

5. Easement for bridle path, of record in Book 1066, page 274, said Register's Office.

This is property known as 4943 Tyne Valley Boulevard, Nashville, Tennessee 37220.

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, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hand this 9th day of October, 2006.

Michael Craig Warren

Denise Wilder Warren

1269231.1

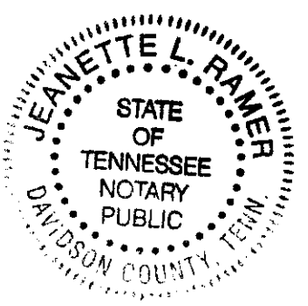
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Craig Warren and Denise Wilder Warren, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 9th day of October, 2006.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 7/21/07



1269231.1