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THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
103 Continental Place Ste 305
Brentwood, TN 37027

Our File Number: 25959S

Davidson County DEEDWARR
Recvd: 10/26/06 15:55 2 pgs
Fees:13.00 Taxes:1276.50
20061026-0133176

MAP/GROUP/PARCEL: 131-004-0-211.00

NEW OWNER'S NAME AND ADDRESS:
GINGI L. LANIUS
1126 BROOKMEADE DRIVE
NASHVILLE, TN 37204

SEND TAX BILLS TO:
SUNTRUST MORTGAGE INC.
201 4th Ave. N. 6th FLOOR
NASHVILLE, TN 37219

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **JASON BOOTH ROBBINS and AMY SPENCER ROBBINS, HUSBAND AND WIFE**, hereinafter called Grantors, does hereby transfer and convey unto, **GINGI L. LANIUS, AN UNMARRIED WOMAN**, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 11, on the Plan of Duncanwood, as shown on plat of record in Plat Book 1424, page 139, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jason Booth Robbins and Amy Spencer Robbins in Instrument No. 20010403-0032289, recorded 04/03/2001, Register's Office for Davidson County, Tennessee.

The subject property is improved property known as 1126 BROOKMEADE DRIVE, NASHVILLE, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenants with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenants and binds themselves, their heirs, successors, and

representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

The signature of Jason Booth Robbins is hereby effected by the signature of his attorney-in-fact, pursuant to the Durable Power of Attorney, being recorded in Instrument No._____, Register's Office for Davidson County, Tennessee.

Jason Booth Robbins by Amy Spencer as his Power of Attorney

JASON BOOTH ROBBINS by Amy Spencer Robbins as his Power of attorney.

A Spencer Robbins

AMY SPENCER ROBBINS

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, **AMY SPENCER ROBBINS AS AN INDIVIDUAL AND AS POWER OF ATTORNEY FOR JASON BOOTH ROBBINS**, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 26th day of October, 2006.

Kate Rosenthal

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2008

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $345,000.00.

Jane Ballard

AFFIANT

Sworn to and subscribed before me, this the 26th day of October, 2006.

Bobby W. Brown

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-28-2010

Bobby W. Brown State of Tennessee Notary Public Williamson County