WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF October, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

B-ERA-06-2422

Davidson County DEEDWARR
Recvd: 11/03/06 14:43 2 pgs
Fees:13.00 Taxes:906.50

20061103-0137177

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Robbins	New Owner	
2422 Pafford Drive (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	83-4-84

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LUANN LANDRUM, UNMARRIED, AND LOU A. MOORE, ~~UNMARRIED~~, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JONATHAN ROBBINS, hereinafter called the Grantee(s), their heirs and assigns, that 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. 75 ON THE MAP OF ROSEBANK PARK, AS OF RECORD IN BOOK 1835, PAGE 26, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 75 FRONTS 60 FEET ON THE SOUTHEASTERLY SIDE OF PAFFORD DRIVE AND RUNS BACK 156.35 FEET ON THE NORTHEASTERLY LINE AND 161.2 FEET ON THE SOUTHWESTERLY LINE TO A POINT, AND MEASURES 60 FEET ALONG THE REAR LINE WHICH IS A BROKEN LINE.

BEING THE SAME PROPERTY CONVEYED TO LUANN LANDRUM AND LOU A. MOORE, AS TENANTS IN COMMON BY WARRANTY DEED FROM IRENE M. SMITH, RECORDED ON THE 6TH DAY OF SEPTEMBER, 2005 IN INSTRUMENT NO. 20050906-0106830, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantor(s) herein; b) instruments of record in Book 1835, Page 126; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 2422 Pafford Drive, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 31st day of October, 2006.

LuAnn Landrum

Lou A. Moore

STATE OF Tennessee
COUNTY OF Davidson

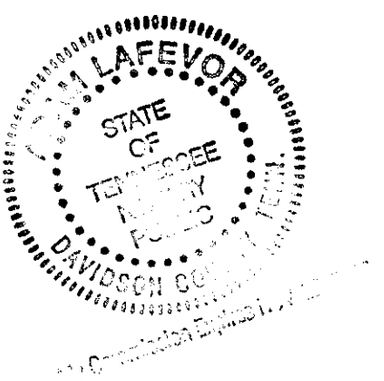
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LuAnn Landrum and Lou A. Moore, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of October, 2006.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903