THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Eric J. Robson
7125 Somerset Farms Drive
Nashville, TN 37221
SEND TAX BILLS TO:
Bank of America, N.A.
900 West Trade Street
Charlotte, NC 28255

Davidson County DEEDWARR
Recvd: 12/08/06 14:24 2 pgs
Fees:13.00 Taxes:721.50
20061208-0152105

WARRANTY DEED

(Map 141-07-0-B, Parcel 80.00 CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **STEPHEN A. MCDUFFIE, JR. and wife, ERIN F. MCDUFFIE**, hereinafter referred to as "Grantors, have bargained and sold and do hereby transfer and convey unto **ERIC J. ROBSON, unmarried**, hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 65 on the First Revision of Somerset Farms, Section Three, a Planned Unit Development, as of record in Book 7900, page 741, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to Stephen A. McDuffie, Jr., and wife, Erin F. McDuffie, by deed dated January 9, 2004, from Janet R. Ross, unmarried, of record in Instrument 20040127-0010266, Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 7900, page 741; to restrictive covenants of record in Book 8556, page 11, amended in Book 9383, page 526, re-recorded in Book 9662, page 869, amended in Book 10190, page 182, Book 10410, page 89, and Book 11433, page 936; By-Laws of record in Book 8556, page 25; Articles of Incorporation of record in Book 7382, page 225, amended in Book 7820, page 605, Book 8235, page 521, and Book 8584, page 20; water and sewer line easement of record in Book 7349, page 564; drainage easement of record in Book 3314, page 23, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 7125 Somerset Farms Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the

same is unencumbered except as noted herein, and for the 2006 real property taxes which will be prorated and paid at closing.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 1st day of December, 2006.

STEPHEN A. MCDUFFIE, JR.

ERIN F. MCDUFFIE

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 Stephen A. McDuffie, Jr. and Erin F. McDuffie, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of December, 2006.

Notary Public

My Commission Expires: 9-7-2010

(SEAL)

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES SEPTEMBER 7, 2010

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $195,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 1st day of December, 2006.

Notary Public

My commission expires: 9-7-2010

File No. 20060227

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES SEPTEMBER 7, 2010