THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 26493D

Davidson County DEEDWARR
Recvd: 12/28/06 07:56 2 pgs
Fees:13.00 Taxes:688.20
20061228-0159748

MAP/GROUP/PARCEL: 053-06-0/004.00

NEW OWNER'S NAME AND ADDRESS:
LOUIS F. ROBEY & TENA D. ROBEY
211 RYBURN DRIVE
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
CUMBERLAND BANK
810 CRESCENT CENTRE DRIVE, SUITE 320
FRANKLIN, TN 37067

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged,

BARBARA ELLIS, a married woman, hereinafter called Grantor, does hereby transfer and convey unto, **LOUIS F. ROBEY and TENA D. ROBEY, husband and wife**, their heirs and assigns, hereinafter called Grantees, property described as follows:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Section One, Addition to Fairway View, as of record in Book 3106, Page 111, Register's Office for said County.

Said Lot No. 99 fronts 70 feet on the southwesterly side of Ryburn Drive and extends back 218.1 feet on the southeasterly line and 215 feet on the northwesterly line to a dead line, measuring 107.57 feet thereon.

The subject property is improved property known as 211 RYBURN DRIVE, OLD HICKORY, TN 37138.

BEING the same property conveyed to Grantor herein by deed of record in Instrument Number 20061102-0136553 and previously in Instrument Number 20030107-0002330, Register's Office for DAVIDSON County, Tennessee. Charles W. Ellis, husband of Barbara Ellis joins in the conveyance for the purpose of conveying his marital interest in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenants with Grantees 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 Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

BARBARA ELLIS

CHARLES W. ELLIS

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **BARBARA ELLIS, and husband CHARLES W. ELLIS**, with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 15th day of December, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

~~STATE~~ OF TENNESSEE
COUNTY OFSUMNER

The actual consideration or value whichever is greater for this transfer is $186,000.00.

AFFIANT

Sworn to and subscribed before me, this the 15th day of December, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE