Davidson County DEEDWARR
Recvd: 01/16/07 14:04 2 pgs
Fees:13.00 Taxes:296.00
20070116-0006255

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Brian T. Robinson
209 Graylynn Drive
Nashville, TN 37214

MORTGAGEE
Bank of the South
551 N. Mt. Juliet Road
Mt. Juliet, TN 37122

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
095-04-0-170.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Dennis G. Robinson and wife, Janet R. Robinson,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Brian T. Robinson and wife, Rebecca L. Robinson,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 26 on the Plan of Eva Mor Heights, as of record in Plat Book 1424, Page 149, Register's Office, Davidson County, Tennessee. Said Lot No. 26 fronts 90 feet on the east side of Graylynn Drive and runs back between lines, 254.25 feet to the north line and 263.44 feet on the south line to a dead line in the rear on which it measures 41.91 feet.

Being the same property conveyed to Dennis G. Robinson and wife, Janet R. Robinson by deed of record from Emie H. Hadley, unmarried and widow of Frank J. Hadley, dated July 30, 2002 of record in Instrument No. 200208120097437, Register's Office, Davidson County, Tennessee.

This conveyance is subject to all restrictions including a ROW Easement of record in Book 4278, Page 48 and any other easements of record, or which a visual inspection of the property would reveal, easements, covenants and conditions as shown on the plan of record in Plat Book 1424, Page 149, Register's Office, Davidson County, Tennessee.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **209 Graylynn Drive Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 10th day of January, 2007.

Dennis G. Robinson

Janet R. Robinson

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dennis G. Robinson and wife, Janet R. Robinson, the bargainor(s) 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 10th day of January, 2007.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $80,000.00.

AFFIANT

Subscribed and sworn to before me this 10th day of January, 2007.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07