THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC **40 Burton Hills Boulevard** **Suite 150** **Nashville, Tennessee 37215** **615.665.9766** **File #0702017**	The actual consideration or value, whichever is greater, for this transfer is: $198,000.00. Affiant
Record and Return to:	Subscribed and sworn to before me this 28th day of February, 2007.
HARRIS TITLE & ESCROW, LLC **40 Burton Hills Boulevard** **Suite 150** **Nashville, Tennessee 37215**	Notary Public My commission expires:

Davidson County DEEDWARR
Recvd: 03/01/07 10:56 2 pgs
Fees:13.00 Taxes:732.60

20070301-0025320

JAMES T. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
John Davis Ashley Kauble 8101 Boone Trace Nashville, TN 37221	First American Real Estate Tax Service 8435 North Stemmons Freeway Dallas, TX 75247	126.15-B-308.00CO

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas M. Robert** and wife, **Rosane Robert**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to **John Davis** and **Ashley Kauble**, unmarried, (the "Grantees") as tenants in common with rights of survivorship, Grantees' successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Section Four, Lexington Point Subdivision, of record in Instrument No. 20020116-0006343, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas M. Robert and wife, Rosane Robert by deed from Ron Anderson and Jennifer Anderson, husband and wife of record in Instrument No. 20050120-0007544, Register's Office for Davidson County, Tennessee, dated 1/19/05.

This conveyance is made subject to:

1. Taxes for the year of 2007, which have been prorated and assumed by the Grantees.
2. Subject to all matters shown on the Plan of Section Four, Lexington Point, of record in Instrument No. 20020116-0006343, Register's Office of Davidson County, Tennessee.
3. Covenants, Conditions, and Restrictions of Lexington Point of record in Instrument No. 20001018-0103445, and annexation of Section Two, Lexington Point by First Supplementary Declaration to Amended and Restated Declaration of Restrictive Covenants for Lexington Point, of record in Instrument No. 20010522-0052909, as re-recorded in Instrument No. 20020214-0019754, Register's Office for Davidson County, Tennessee, and Second Supplementary Declaration of Declaration of Restrictive Covenants for Lexington Point (Sections Three and Four) of record as Instrument No. 20020219-0021061.
4. Charter of Lexington Point Homeowners Association, Inc. and By-Laws of Lexington Point Homeowners Association, Inc., attached thereto of record in Instrument No. 20001020-0104424, said Register's Office.
5. Plan of Newsom Land of record in Plat Book 1, Page 25, Plat Book 1, Page 121, Chancery Court of Davidson County, Tennessee.
6. Easement and rights granted to Nashville, Chattanooga, and St. Louis Railway as set forth in Instrument of record in Book 513, Page 396, said Register's Office.
7. Easements and rights granted to Tennessee Electric Power Company as set forth in Instrument of record in Book 751, Page 375 and Book 787, Page 7, said Register's Office.
8. Easements and rights of way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194, and Judgment of record in Book 4226, Page 715, said Register's Office.
9. Easements and rights of way by Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, Page 647, said Register's Office.
10. Easement granted in Agreement for Dedication of Public Utilities Easements to Harpeth Valley Utilities District of record in Book 7526, Page 315, Book 7526, Page 318, and Book 7526, Page 324, said Register's Office.

11. Easement for Ingress and Egress over the subject property for the purposes of vehicular access of record in Book 11669, Page 837, said Register's Office.
12. Title to that portion of the premises, if any, embraced within the charter right of way of CSX Transportation Railroad.
13. Stormwater Detention Agreement for Lexington Point Section Four of record in Instrument No. 20020729-0090372, said Register's Office.
14. Permanent Drainage Easement in Lexington Point Section Four of record in Instrument No. 20020729-0090373, said Register's Office.

This is improved property known as: 8101 Boone Trace, Nashville, TN 37221

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantees and Grantees' successors, heirs and assigns, forever. **GRANTORS COVENANT** that they are lawfully seized of said land in fee simple, have a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTORS FURTHER COVENANT** and bind themselves and their successors, heirs, and assigns to warrant and forever defend the title to said land to Grantees and Grantees' successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 28th day of February, 2007.

Thomas M. Robert

Rosane Robert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Thomas M. Robert and Rosane Robert, 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, at office, this 28th day of February, 2007.

Notary Public

My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.