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Realty Title
Box 48A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 03/15/07 14:00 2 pgs
Fees:13.00 Taxes:277.50
20070315-0031841

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $75,000.00

Affiant

Subscribed and sworn to before me this 9th day of March, 2007.

Notary Public
My commission expires: 7-24-2010

Address of New Owner:	**Send Tax Bills to:**	**Tax-Information**
Barry Downer 2728 Bobby Avenue Nashville TN 37216	NEW OWNER	073-01-0 111.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robertson Rentals, LLC**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Barry Downer**, hereinafter called the Grantees, their successors and assigns, a 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. 47 on the Map of Happy Valley, not of record, and described according to a copy of a survey made by E.J. Wilkinson, Surveyor, March 10, 1948, as follows:

Beginning at a point in the southerly margin of Bobby Avenue, at the corner of Lots Nos. 46 and 47; thence with the line between said lots, southerly 140 feet to a point; thence with the line between easterly 75 feet to the corner of Lots Nos. 47 and 48; thence with the line between said lots, northerly 140 feet to the south margin of Bobby Avenue; thence with the margin of the same, westerly 75 feet to the point of the beginning.

Being the same property conveyed to Robertson Rentals, LLC by deed from Benny T. Houchin, unmarried, dated 12-4-06, consideration in the amount of $51,000.00, of record in Instrument No. 20061206-0150964, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2728 Bobby Avenue, Nashville, TN 37216

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 8th day of March, 2007.

Robertson Rentals, LLC

By: _____
Joseph Robertson
its Member

State Of Tennessee
County Of ~~Davidson~~ Putnam

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph Robertson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of Robertson Rentals, LLC, the within named bargainor, and that he is authorized by Robertson Rentals, LLC to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 8th day of March, 2007.

~~Diane K. Manry~~ Gary L. Carter
State of Tennessee at Large

GARY L. CARTER
STATE OF TENNESSEE
NOTARY PUBLIC
PUTNAM COUNTY

My Commission expires ~~03/22/08~~
March 23 2009