Davidson County DEEDWARR
Recvd: 04/05/07 15:19 2 pgs
Fees:13.00 Taxes:590.71

20070405-0041252

WARRANTY DEED

G-PTM-07-7020

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,650.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF March, 2007.

Notary Public

MY COMMISSION EXPIRES: 03/04/11
(AFFIX SEAL)

KENDALE N. HOLMES
NOTARY PUBLIC STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires March 4, 2011

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Paul Robbins	ION Capital Inc	
7020 Bonnamere Drive	(NAME) 485 Metro Place	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Dublin, Ohio 40317	74-8-27.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARK S. BAHAM,UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN PAUL ROBBINS,UNMARRIED AND KATHY FINNEY, UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 816, PLAN OF HERMITAGE HILLS, SECTION SEVEN, as shown on plat of record in Plat Book 3300, Pages 62 and 63, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mark S. Baham, unmarried by Warranty Deed from David Edward Kay and wife, Sarah Eve Kay, as tenants by the entirety, recorded on the 2nd day of June, 2004 in Instrument No. 20040602-0064520, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 3399, page 446, Register's Office.

unimproved ( )
This is improved (X) property, known as 7020 Bonnamere Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 30th day of March, 2007.

Mark S. Baham

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark S. Baham, the within named bargainor, 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 the 30th day of March, 2007.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903