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Butler Title

48-A

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 #0703026 Record and Return to:	The actual consideration or value, whichever is greater, for this transfer is: $465,000.00. Affiant Subscribed and sworn to before me this 23rd day of April, 2007. Notary Public My commission expires: 2/22/09

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 05/07/07 08:17 2 pgs
Fees:13.00 Taxes:1720.50

20070507-0054151

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Mark G. Tobin Karen D. Bishop 5817 Fredricksburg Drive Nashville, TN 37215	Regions Bank dba AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 35244	MAP 145-05 PARCEL 13

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, **Stanley H. McQuiston** and wife, **Robyn L. McQuiston**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to **Mark G. Tobin** and wife, **Karen D. Bishop**, (the "Grantees"), 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. 19 on the plan of Tyne Valley Estates, Section 4, of record in Book 3600, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stanley H. McQuiston and wife, Robyn L. McQuiston, by Deed from J. P. Foster and wife, Ann S. Foster, dated 08/30/2005 in Instrument No. 20050901-0104865 and as corrected in Instrument No. 20070416-0045138, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
1. Taxes for 2007, which have been prorated and assumed by the Grantees.
2. All matters shown on the Plan of record in Book 3600, page 10, Register's Office for Davidson County, Tennessee.

This is improved property known as: 5817 Fredricksburg Drive, Nashville, TN 37215

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 23rd day of April, 2007.

Stanley H. McQuiston

Robyn L. McQuiston by
Stanley H. McQuiston, attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Stanley H. McQuiston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 23rd day of April, 2007.

Notary Public

My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Stanley H. McQuiston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument on behalf of Robyn L. McQuiston as her attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Robyn L. McQuiston.

Witness my hand and official seal, at office, this 23rd day of April, 2007.

Notary Public

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009