Realty Title Box 484

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Prepared by:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $219,500.00

Affiant

Subscribed and sworn to before me, this 29th day of August, 2007.

Notary Public
My commission expires: 11/22/08

Deborah K. Devine State of Tennessee Notary Public Davidson County

Davidson County DEEDWARR
Recvd: 09/06/07 08:16 3 pgs
Fees:18.00 Taxes:812.15
20070906-0106754

07-0707-83366

Address of New Owner:	Send Tax Bills to:	Tax Information
Shaine M. Robbins 7942 Highway 70 South Nashville TN 37221	Countrywide Home Loans 801 Crescent Center Dr #510 Franklin, TN 37067	127-00-0-046.00

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, **Howard Lee Smithson, Jr., both individually and as Administrator of the Estate of Margie Jean Brooks Smithson and Patricia Diane Smithson Garrett**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Shaine M. Robbins and wife, Rahel M. Robbins**, 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. 7, on the unrecorded Map of the Subdivision of Mrs. Agnes Howe Archey's Lands, and described according to a copy of a survey made thereof by S. H. Hutchison, dated July 23, 1956, being further described as follows:

Beginning at a point in the center line of U.S. Highway 70, at the corner of lots Nos. 6 and 7, thence with the line between said lots, north 45° east 485.5 feet to the center of Old Buffalo Road, thence with the center of the same, south 47° 30' east 150.8 feet to the corner of lot 8; thence with the line between lots Nos. 7 and 8, south 45° west 506 feet to the center line of U.S. Highway 70; thence with the center line of said Highway, north 39° west 150 feet to the point of beginning.

Being the same property conveyed to Howard L. Smithson and wife, Margie J. Smithson by deed from Hillman George Snyder and wife, Shirley G. Snyder, dated August 1, 1958, recorded August 28, 1958, of record in Book 2803, Page 184, Register's Office for Davidson County, Tennessee. The said Howard L. Smithson having since died on May 2, 2004. The said Margie J. Smithson also known as Margie Jean Brooks Smithson, having since died intestate on November 27, 2005, her estate currently being probated in the Seventh Circuit Court for Davidson, County, Tennessee, Probate Division, Docket No. 05P-1950. The individual Grantors herein comprise all the heirs at law of Margie J. Smithson.

Howard Lee Smithson, Jr. and Howard L. Smithson, Jr. are one and the same.

Subject property was never marital residence of Grantor's.

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 **7942 Highway 70 South, Nashville, TN 37221.**

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our 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 29th day of August, 2007.

Howard Lee Smithson, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Howard Lee Smithson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 29th day of August, 2007.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 11/22/08

Howard Lee Smithson, Jr., as Administrator
of the Estate of Margie Jean Brooks Smithson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Howard Lee Smithson, Jr. Administrator of the Estate of Margie Jean Brooks Smithson, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Franklin, TN, this 29th day of August, 2007.

Notary Public at Large

My commission expires: 11/22/08

PATRICIA DIANE SMITHSON GARRETT
By Howard Lee Smithson - ATTORNEY-IN-FACT

Patricia Diane Smithson Garrett
By: Howard L. Smithson, Jr.,
Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Howard L. Smithson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Patricia Diane Smithson Garrett and that he is authorized by Patricia Diane Smithson Garrett to execute this instrument on her behalf.

Witness my hand and official seal at Franklin, TN, this 29th day of August, 2007.

Deborah K. Devine
Notary Public at Large

My commission expires: 11/22/08

