Davidson County DEEDWARR
Recvd: 09/24/07 14:44 2 pgs
Fees:13.00 Taxes:1211.75

20070924-0113866

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $327,500.00

Bonnie Beathes
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 20TH DAY OF SEPTEMBER, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-22-2010

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

return to: REALTY TITLE & ESCROW CO. INC
5111 Maryland Way, Suite 101
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02376 ROBINSON CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Gary Robinson	same /new_owner	104-02-4-A 102.00CO
3102 West End Circle Unit 102		
Nashville, TN 37203		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

J. DAVID PEARSON, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

GARY ROBINSON, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3102 West End Circle Unit 102, Nashville, TN 37203

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 20th day of September, 2007.

J. David Pearson

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, J. DAVID PEARSON, the bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 20th day of September, 2007.

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES MAY 14, 2008

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 102, together with the appurtenant interest in the common elements of 3102 West End Circle Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20050405-0037200, amended in Instrument No. 20060419-0044895 and Instrument No. 20061018-0129536, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E-1" and "E-2" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by deed from Hugh G. French (also known as Hugh G. French, Jr.), unmarried, recorded October 8, 2004, of record in Instrument No. 20041008-0122090, and part of deed from Brian G. Garrett, unmarried to Regent Homes, LLC, a Tennessee Limited Liability Company, recorded October 8, 2004, of record in Instrument No. 20041008-0122091, said Register's Office.

And being the same property conveyed to J. David Pearson by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated February 7, 2007, recorded February 12, 2007, of record in Instrument No. 20070212-0017564, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.