PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 02/11/08 12:07 2 pgs
Fees:13.00 Taxes:1211.75
20080211-0013706

W & I Ref:(dm) Title No: 49128
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Benjamin Perry ~~6411 Bresslyn Road~~ 102 Frey St. ~~Nashville, TN 37205~~ Ashland City, TN 37015	SAME AS NEW OWNER

TAX MAP-PARCEL NUMBERS: 115-14.-69

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$327,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James M. Robinson and spouse, Alyson R. Robinson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Benjamin Perry** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 744 on the Plan of West Meade Farms, Inc., Section VII of record in Book 2331, page 13 Register's Office for said County.

Said Lot No. 744 fronts 209.2 feet on the broken easterly margin of Bresslyn Road and extends back 170.9 feet on the northerly line and 240.3 feet on the southerly line to a dead line in the rear, measuring 195.9 feet thereon.

Being the same property conveyed to James M. Robinson and wife, Alyson R. Robinson by deed from John H. Neil and wife, Ruth V. Neil dated March 31, 2000 and recorded on April 6, 2000 of record in Doc. No. 20000406-0034839 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331 Page 13, said Register's Office, which Plan shows a 75 foot minimum building setback line from Bresslyn Road and a 10 foot easement for public utility purposes along the northerly side and easterly rear lines of said lot.

This is improved property, known as: 6411 Bresslyn Road, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of January, 2008.

James M. Robinson 1/31/08

Alyson R. Robinson 1/31/08

State of TENNESSEE
County of DAVIDSON

On this 31st day of January, 2008 , before me the undersigned authority, personally appeared James M. Robinson and Alyson R. Robinson , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $327,500.00

Affiant

Sworn and subscribed before me this the 31st day of January, 2008

Notary Public

My Commission Expires: 1/19/09

MARTHA BROOKE PERRY STATE OF TENNESSEE NOTARY PUBLIC GRAINGER COUNTY