03

Realty Title
Box 48A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 03/10/08 10:57 2 pgs
Fees:13.00 Taxes:813.63

20080310-0023827

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $219,900.00

Affiant

Subscribed and sworn to before me, this 5th day of March, 2008.

Notary Public
My commission expires: 7/24/2

KAREN COLBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

03-0802-35242

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
James Ryan Robertson	SunTrust Mortgage, Inc.	075-11-0-A-117.00CO
4261 Rachel Donelson Pass	201 Fourth Avenue North, 7th Floor	
Hermitage TN 37076	Nashville, TN 37219	

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, Marilyn L. Wilkins, now Talbot, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James R. Robertson and Nicole A. Dunaway, as tenants in common with right of survivorship, 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. 117, on the Plan of Phase Four-B, Heritage Meadows, of record in Instrument No. 20031111-0164698, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marilyn L. Wilkins, unmarried, by deed from Frank Batson Homes, Inc., dated 5-27-05, recorded 5-31-05, in Instrument No. 20050531-0060746, Register's Office for Davidson County, Tennessee. Marilyn L. Wilkins having since married and now being known as Marilyn L. Wilkins Talbot.

Dennis Talbot, husband of Marilyn L. Wilkins Talbot, hereby joins in the execution of this instrument to convey his marital interest, if any, in subject property.

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 4261 Rachel Donelson Pass, Hermitage, TN 37076

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 5th day of March, 2008.

Marilyn L. Wilkins Talbot

Marilyn L. Wilkins Talbot

Dennis Talbot

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marilyn L. Wilkins Talbot and Dennis Talbot, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 5th day of March, 2008.

Diane K. Mann
State of Tennessee at Large

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

My Commission expires 02/22/09