# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF March, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/08

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN ADAM LAYCOCK

R-LTM-07-2433

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Eric Abston | Guaranty Trust Company | |
| 2433 Woodale Lane (ADDRESS) | 316 Robert Rose Drive (ADDRESS) | |
| Nashville, TN 37207 (CITY) (STATE) (ZIP) | Murfreesboro, TN 37129 (CITY) (STATE) (ZIP) | 59-12-68 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we AUTHOR LAIRD AND JOSEPHINE P. LAIRD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ERIC ABSTON AND CANDACE ROBINSON, BOTH UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 95, HIGHLAND TRACE SUBDIVISION, SECTION TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 616, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO AUTHOR LAIRD AND WIFE, JOSEPHINE O. LAIRD BY WARRANTY DEED FROM FREDDIE J. MCLEAN, MARRIED AND KANICE D. MCLEAN, RECORDED ON THE 27TH DAY OF FEBRUARY, 1997 IN BOOK 10362, PAGE 536, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved ( X ) property, known as 2433 Woodale Lane, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 03/14/08 13:36 2 pgs
Fees:13.00 Taxes:333.00

20080314-0026123

Witness my/our hand(s) this 11th day of March, 2008.

Author Laird

Josephine P. Laird

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Author Laird and Josephine P. Laird, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of March, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADMINISTRATOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Ruby Tuesday Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903