Davidson County DEEDWARR
Recvd: 05/12/08 15:58 3 pgs
Fees:18.00 Taxes:12950.00
20080512-0049022

Box 44

THIS INSTRUMENT PREPARED BY:
GEORGE V. CRAWFORD, JR.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 DEADERICK STREET, SUITE 1100
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,500,000

Margaret Ann Craig Robinson
Affiant

Subscribed and sworn to before me, this 6th day of May, 2008.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Address New Owner As Follows:
Margaret Ann Craig Robinson
540 Belle Meade Boulevard
Nashville, TN 37205

Send Tax Bills To:
OWNER

Map-Parcel Number
130-2-134

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARGARET ANN CRAIG ROBINSON, SUCCESSOR TRUSTEE OF THE MARGARET ANN CRAIG ROBINSON PERSONAL RESIDENCE TRUST-1993**, with full power to sell, transfer or convey without joinder of beneficiary, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MARGARET ANN CRAIG ROBINSON, A single person** hereinafter called the Grantee, her heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Being Lots Nos. 2 and 3 on the plan of a subdivision of the south part of Lot No. 40 in the first Belle Meade subdivision, as of record in Book 843, Page 27, Register's Office for said county.

Said Lot No. 2 fronts 100 feet on the easterly side of Belle Meade Boulevard and runs back 190 feet 3 inches on the northerly line and 193 feet 6 inches on the southerly line to a dead line and measures 100 feet thereon.

Said Lot No. 3 fronts 100 feet on the easterly side of Belle Meade Boulevard and runs back 188 feet on the northerly line and 190 feet 3 inches on the southerly line to a dead line and measures 100 feet thereon.

Certain real estate, with all improvements, fixtures and appurtenances, situated in the 7th Civil District, formerly the 11th Civil District of Davidson County, Tennessee, described as follows, to-wit:

Being part of Lot 40 in the first Belle Meade subdivision, near Nashville, Tennessee, a plan which is of record in Book 332, Pages 88 and 89, Register's Office for said County, described as follows:

Beginning in the center of the Belle Meade Boulevard, formerly the easterly margin of a private road, at a point 265 feet south of the northwest corner of said Lot 40, and also the southwest corner of part of said Lot 40 conveyed by the Belle Meade Apartment Co., to Arthur B. Ransom and wife, by deed of record in Book 564, Page 182, Register's Office for said county, running thence easterly with the south boundary line of said Ransom's lot 650 feet, more or less, to the west boundary line of Lot 39 in said subdivision; thence with the boundary line between said Lots 39 and 40, southerly 300 feet to a point in said line; thence westerly on a line parallel with said Ransom's south boundary line 650 feet, more or less, to the center of said Belle Meade Boulevard, formerly the easterly margin of a private road; thence northerly along the center of said Boulevard, 300 feet to the beginning.

Being the same property conveyed to Walter M. Robinson, Jr., Trustee, his successors and assigns, with full power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary, by Quitclaim Deed from Margaret Ann Craig Robinson of record in Book 9074, Page 240, Register's Office for Davidson County, Tennessee. Walter M. Robinson, Jr. appointed Margaret Ann Craig Robinson as Successor Trustee by Resignation of Trustee and Appointment of Successor Trustee on August 4, 2004, not of record.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2008 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

This is improved property known as 540 Belle Meade Boulevard, Nashville, TN 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, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 6th day of May, 2008.

Margaret Ann Craig Robinson, Successor Trustee

Margaret Ann Craig Robinson, Successor Trustee of The Margaret Ann Craig Robinson Personal Residence Trust-1993

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Margaret Ann Craig Robinson, Successor Trustee of The Margaret Ann Craig Robinson Personal Residence Trust-1993**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of May, 2008.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011