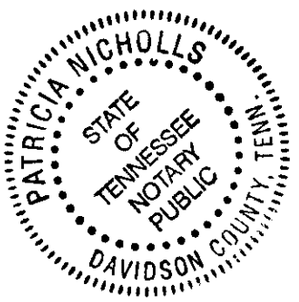
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of August, 2008

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 7000 Executive Center Dr., Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Michael D. Robirds	New Owner	Parcel ID:
135 Hearthstone Manor Circle		160150A01600CO
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Connie Daniel, Successor Trustee of the Maxine S. Duncan Family Living Trust

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Michael D. Robirds and wife, Rhonda P. Robirds
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Unit No. 15, on the Plan of Phase I, Hearthstone Manor, of record in Plat Book 6250, Page 215, as amended in Book 6250, Page 398, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Maxine S. Duncan, Trustee of the Maxine S. Duncan Family Living Fund by Quitclaim Deed from Maxine S. Richardson now Duncan, and husband Charles Duncan, of record in Book 8681, Page 250, dated January 20, 1992 and recorded said Register's Office. The said Maxine S. Duncan is now deceased.

his conveyance is subject to Restrictive Covenants and ByLaws of record in Book 5409, Page 485; Book 6424, Page 839; Book 6582, Page 154; Book 6600, Page 3; Book 6884, Page 251; Book 6916, Page 230; Book 7393, Page 749; Book 7403, Page 563; Book 7398, Page 907; Book 11404, Page 149; Book 7403, Page 568, Register's Office for said County.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and will be paid by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 215; Book 6250, Page 398, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 135 Hearthstone Manor Circle, Brentwood, TN 37027

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 13th day of August, 2008.

Connie Daniel, Successor Trustee

Connie Daniel, Successor Trustee of the
Maxine S. Duncan Family Living Trust

Davidson County DEEDWARR
Recvd: 08/15/08 10:21 2 pgs
Fees:13.00 Taxes:889.48

20080815-0083993

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 Connie Daniel, Trustee of Maxine S. Duncan Family Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Trustee of Maxine S. Duncan Family Living Trust, and as such Trustee, she is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Brentwood, Tennessee, this 13th day of August, 2008.

Notary Public

My Commission Expires: 1/24/09

