WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00

Donald S. Witherow
Affiant

Subscribed and sworn to before me, this 15th DAY OF August, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/09 (AFFIX SEAL)

ADAM SAEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

G-VRE-08-3436

Davidson County DEEDWARR
Recvd: 08/22/08 11:07 2 pgs
Fees:13.00 Taxes:3237.50

20080822-0086514

THIS INSTRUMENT WAS PREPARED BY
Rudy Fitzgerald Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald S. Witherow	CWB Mortgage Ventures, LLC dba Commerce Union Mort	
3436 Hampton Avenue (ADDRESS)	2021 N. GALLATIN RD., STE. 280 (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	MADISON, TN 37115 (CITY) (STATE) (ZIP)	117-5-85.00

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 IVAN ROBBINS AND WIFE, CHERIE ROBBINS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DONALD S. WITHEROW, 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 ALL THAT WESTERLY ONE-HALF OF LOTS NOS. 3 AND 4 ON THE UNRECORDED PLAN SHOWING THE SUBDIVISION OF THE SOUTH PART OF A 6.28 ACRE TRACT ON THE NORTH SIDE OF HAMPTON AVENUE, AS SHOWN ON A COPY OF A SURVEY MADE BY W. B. SOUTHGATE, JUNE 23, 1941, AND BEING THE WESTERLY ONE-HALF OF THE PROPERTY THAT WAS CONVEYED TO DEWITT C. THOMPSON, JR., AND WIFE, OF RECORD IN BOOK 1344, PAGE 636, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH MARGIN OF HAMPTON AVENUE AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO CHARLES W. RICH BY DEED FROM IRA E. PARKER AND WIFE, OF RECORD IN BOOK 1132, PAGE 364, SAID REGISTER'S OFFICE; THENCE ALONG THE NORTH MARGIN OF HAMPTON AVENUE, EASTERLY 100 FEET TO A POINT, WHICH IS 100 FEET WEST OF THE WESTERLY MARGIN OF THE HAMPTON TRACT; THENCE NORTHERLY 279 FEET, MORE OR LESS, TO A POINT IN A FENCE LINE; THENCE ALONG SAID FENCE, SOUTH 85 DEG. WEST 93 FEET TO A POINT BEING SAID RICH'S NORTHEAST CORNER; THENCE ALONG RICH'S EAST LINE, SOUTHERLY 270 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO IVAN ROBBINS AND WIFE, CHERIE ROBBINS BY WARRANTY DEED FROM JOHN WESLEY MCCLELLAN AND WIFE, JO ELLA MCCLELLAN, RECORDED ON THE 16TH DAY OF JULY, 2004 IN INSTRUMENT NO. 20040716-0085310, 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 3436 Hampton Avenue, Nashville, Tennessee 37215
(House Numoer) (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.

Witness my/our hand(s) this 15th day of August, 2008.

Ivan Robbins

Cherie Robbins

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ivan Robbins and Cherie Robbins, 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 15th day of August, 2008.

Notary Public

My Commission Expires: 11/22/08

ADAM LAFEVOR
(SEAL)
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow
2012 A 15th Ave South
Nashville, TN 37212
Phone: (615)383-2903