This document prepared by (and after recording return to):

Name: **William Davis, Attorney, PC**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

Davidson County DEEDWARR
Recvd: 09/03/08 10:14 3 pgs
Fees:18.00 Taxes:281.20
20080903-0090066

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Mark Robbins**, hereinafter referred to as "Grantor(s)", has this day bargained and sold, and by these present does hereby transfer and convey unto **Raymon A. Tonkin and Maria I. Tonkin, Joint Tenants with Rights of Survivorship,** hereinafter "Grantee(s)", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being a part of the Plan of Copperfield Terrace Condominiums, as of record in Plat Book 6250, page 50, Register's Office for said County, the part hereby described as being Unit No. 10 on said Plan as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Copperfield Terrace Condominiums, of record in Book 6326, page 790, said Register's Office.

Being the same property conveyed to Mark Robbins by Quitclaim Deed from Massman Investments II, a Tennessee General Partnership composed of Walter L. Timmons, Jr. and Mark Robbins, of record in Book 9751, page 649, recorded August 3, 1995 in the Register's Office for Davidson County, Tennessee.

Map & Parcel: 107-14A-010.00CO

This property is known as: **1316 Massman Drive, Nashville, TN 37217**

Restrictions, dedications, conditions, reservations, easements and other matters as recorded in Plat Book 6250, Page 50, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions, Restrictions and By-Laws as set forth in Master Deed of record in Book 6326, Page 790, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Easement(s) as shown of record in Book 2906, Page 239, Book 3165, Page 632, and Book 6119, Page 457 as re-recorded in Book 6124, Page 316, Register's Office for DAVIDSON County.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR(S) do for Grantor(s) and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE(S) that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor(s) have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 29 day of August, 2008.

Mark Robbins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Robbins, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 29th day of August, 2008

NOTARY PUBLIC

My Commission Expires:

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JAN. 20, 2009

Grantee(s) Name, Address:	Send Tax Statement To:
Raymon A. Tonkin and Maria I. Tonkin	New Owner
2640 Denver Ct.	
Clarksville, TN 37040	

State of TENNESSEE
County of WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$ 76,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 29th day of August, 2008.

(Seal)

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 12/06/2010
COUNTY OF WILLIAMSON

Affiant

W Davis
Type or Print Name

Notary Public

My commission expires:

_____

Joey Sanders
Type or Print Name