Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

Return To: W.G. Weaver Title & Escrow
5214 maryland way
Ste. 208
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Hillary Torrence
Affiant

Subscribed and sworn to before me, this 24th day of December 2008.

Amy Crowe
Notary Public
My commission expires: 7-21-10

AMY CROWE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

Davidson County DEEDWARR
Recvd: 01/09/09 13:46 2 pgs
Fees:13.00 Taxes:407.00
20090109-0002406

Address of New Owner:	Send Tax Bills to:	Tax Information
Mona Mena	Taylor, Bean & Whitaker Mortgage Corp.	107-9-44.00
1114 Massman Drive	1417 North Magnolia Ave.	
Nashville, TN 37217	Ocala, FL 34475	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Carmel Don Robirds and/or and Carol Robirds Revocable Living Trust** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Mona Mena, unmarried,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LOT 36, PATRICIA HEIGHTS SUBDIVISION, SECTION I, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2331, PAGE 130 AND 131, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED FROM CARMEL DON ROBIRDS AND CAROL ROBIRDS TO THE CARMEL DON ROBIRDS AND/OR CAROL ROBIRDS REVOCABLE LIVING TRUST, THROUGH CARMEL DON ROBIRDS AND CAROL ROBIRDS, TRUSTEES AS RECORDED ON THE 17TH DAY OF MARCH, 2004 IN INSTRUMENT NO. 20040317-0030434 AND WARRANTY DEED FROM HARVEY E. BRADLEY AND WIFE, GLORIA B. BRADLEY TO CARMEL D. ROBIRDS AND WIFE, CAROL ROBIRDS AS RECORDED ON THE 5TH DAY OF MAY, 1972 IN BOOK 4598, PAGE 438, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1114 Massman Drive, Nashville, Tennessee 37217

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 29th day of December, 2008.

The Carmel Don Robirds and/or and Carol Robirds Revocable Living Trust

Carmel Don Robirds, Trustee

Carmel Don Robirds, Trustee *

* Pursuant to the Notarized Summary of Trust recorded in Instrument #20040322-0032338, Carmel Don Robirds hereby releases any and all interest in the subject property on behalf of all Trustees named therein.

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 **Carmel Don Robirds, Trustee**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he is a Trustee of the **The Carmel Don Robirds and/or and Carol Robirds Revocable Living Trust**, and who further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 29th day of December, 2008.

Notary Public

My Commission expires: 11/22/10

FILE NO: 2008121033

DANIELLE GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010