WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 2009

Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell Lee Jeffers& wife	SAME AS NEW OWNERS	043130A00700CO
Elizabeth Ann Jeffers (NAME)	(NAME)	
1336 Old Hickory Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, David R. Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell Lee Jeffers and wife, Elizabeth Ann Jeffers

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:

Real property in Davidson County, Tennessee, being Unit No. 1-7 on the Plan of Robin Hood Condominium Apartments, a plan of which is of record in Book 5200, Page 124 in the Register's Office for Davidson County, Tennessee and as more particularly described in the Master Deed of record in Book 5388, Page 524, Register's Office for Davidson County, Tennessee together with an undivided interest in and to the Common and Limited elements appurtenant thereto.

Being the same property conveyed to David R. Martin by Warranty Deed from Nancy Ward Ray, an unmarried person, which deed is dated August 14, 2000 and recorded as Instrument No. 20000815-0080578, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2009 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Robin Hood Condominium Apartments of record in Book 5200, Page 124, Register's Office for Davidson County, Tennessee; further subject to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and subject to the provisions and requirements thereof; and subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrial, telephone and other utility easements now or hereafter established thereon; also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Robin Hood Condominium Apartments of record in Book 5388, Page 524, said Register's

CONTINUED

unimproved ( )
This is improved (X) property, known as 323 Forest Park Road, Unit 1-7, Madison, TN 37115
(House Number) (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 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 15th day of April 2009

David R. Martin

BILL GARRETT, Davidson County
Trans: T20090026109 DEEDWARR
Recvd: 04/21/09 09:46 3 pgs
Fees: 18.00 Taxes: 88.80

20090421-0035924

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David R. Martin

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 15th day of April, 2009.

Commission expires March 20, 2010

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

LEGAL DESCRIPTION CONTINUATION

Office and subject to Sanitary Sewer and/or Storm Drainage Easement of record in Book 3436, Page 486, said Register's Office.