BILL GARRETT, Davidson County
Trans:T20090064103 DEEDWARR
Recvd: 09/18/09 14:46 2 pgs
Fees:13.00 Taxes:370.93
20090918-0087443

This instrument prepared by:
Kay B. Housch, BPR#010995
Suite 310, 222 Second Avenue North
Nashville, Tennessee 37201

FILE NO: 2009097

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Edith J. Robinson	(NAME) Same as New Owner	Map 075-08
(STREET ADDRESS) 401 West Old Hickory Blvd	(STREET ADDRESS)	Parcel 205
(CITY) (STATE) (ZIP) Madison TN 37115	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **The Guardianship and Trusts Corporation, Trustee of the Eliezer Robinson Special Needs Trust**, Grantor, has this day bargained and sold, and do hereby transfer and convey unto the said **Edith J. Robinson, an unmarried person,** the Grantee herein, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 190 on the Plant of Section 3, Highlands of Tulip Grove, as shown by plat of record in Plat Book 4675, page 140, Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete legal description.

Being the same property conveyed to The Guardianship and Trusts Corporation, Trustee of the Eliezer Robinson Special Needs Trust by deed of record in Instrument No. 20040301-0023030, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 100,250.00

Subscribed and sworn to before me this the 18th day of September 2009.

KAY B. HOUSCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 8, 2013

Affiant

My commission expires: (Affix Seal)

Notary Public

This is improved property, known as 718 Dutchmans Court, Hermitage, Tennessee 37076

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons, CLAIMING BY, THROUGH, OR UNDER GRANTOR HEREIN, BUT NO FURTHER OR OTHERWISE.

Whenever 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 our hand this 18th day of September, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

The Guardianship and Trusts Corporation, Trustee
Of the Eliezer Robinson Special Needs Trust

By: Paula W. Reed, for Guardianship and Trusts
Paula W. Reed
Its: Chief Operating Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paula W. Reed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Chief Operating Officer of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of September, 2009.

KAY B HOUSCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 8, 2012

Notary Public
My Commission Expires:

ENCUMBRANCES:

1. 2010 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on the Plan of Section 3, Highlands of Tulip Grove, of record in Plat Book 4675, page 140, Register's Office of Davidson County, Tennessee.
3. Subject to Restrictive Covenants of Highlands of Tulip Grove of record in Book 4793, page 157; Book 4849, page 767; Book 5020, page 58; Book 3028, page 357; Book 5545, page 321; and Book 6017, page 179, Register's Office of Davidson County, Tennessee.