THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28996-08-2009** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $424,900.00. Affiant Subscribed and sworn to before me this 30th day of September, 2009. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Craig L. Duvall, Gina A. Duvall 2813 22nd Avenue South Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 11702018800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeremy M. Robb and Carlyn H. Robb,*** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Craig L. Duvall and wife, Gina A. Duvall** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*husband and wife

This is improved property located at 2813 22nd Avenue South, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of September, 2009.

Jeremy M. Robb

Carlyn H. Robb

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jeremy M. Robb and Carlyn H. Robb**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2009.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans: T20090067350 DEEDWARR
Recvd: 10/02/09 15:33 2 pgs
Fees: 13.00 Taxes: 1572.13

20091002-0091920

EXHIBIT "A"

Land in Davidson County, Tennessee, the northerly 77 feet of Lot No. 31 on the Plan of W.V. Davidson's Hillsboro Highlands, Sections 2 & 3 of record in Plat Book 843, page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 31 fronts 77 feet on the northerly side of 22nd Avenue South, and runs back between parallel lines 165 feet to a dead line.

Being the same property further conveyed to Jeremy M. Robb and Carlyn H. Robb by deed from Carlyn H. Robb of record in Instrument No. 20040816-0098893, in the Register's Office for Davidson County, Tennessee, dated July 16, 2004, and corrected by Deed of Correction in Instrument No. 20090113-0003121, said Register's Office.

This conveyance is made subject to:

1. Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 843, page 23, Register's Office for Davidson County, Tennessee.