WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090077007 DEEDWARR
Recvd: 11/12/09 10:26 2 pgs
Fees:13.00 Taxes:266.40
20091112-0104247

PATRICIA NICHOLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of November, 2009

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Alexia B. Fugh	SunTrust Mortgage, Inc.	Parcel ID:
315 Keswick Grove Lane	401 Commerce Street; Ste 6100	107140A1200CO
Franklin, TN 37067	Nashville, TN 37219	

FOR AND IN 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

Mark Robbins, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Alexia B. Fugh and husband, Clement Fugh
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:

BEING a part of the Plan of Copperfield Terrace Condominiums, as of record in Book 6250, Page 50, Register's Office for Davidson County, Tennessee, the part hereby described as Unit No. 12 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, to which plan reference is hereby made for a more complete description.

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 Instrument 20050811-0095287, said Register's Office. See also Quitclaim Deeds of record in Book 9751, Page 647, and Book 9650, Page 422, and Deed of record in Book 6423, Page 787, said Register's Office. See also Quitclaim Deed from Walter L. Timmons to Mark Robbins of record in Instr. 20091112-0104246, said Register's Office being recorded simultaneously herewith.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record in Book 6326 Page 790, and Book 6326, Page 828, said Register's Office.

This conveyance is made subject to: (1) 2009 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 50, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1312 Massman Drive, Nashville, TN 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 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 will 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 9th day of November, 2009.

Mark Robbins

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 Mark Robbins, 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 Nashville, Tennessee, this 9th day of November, 2009.

My Commission Expires: 11/7/12

Notary Public

PATRICIA M. [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.