THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 09122356

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
PTEC File # 29286
(Davidson County File Box 9-B)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $765,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of February, 2010.

Notary Public
My Commission Expires: 02/03/10

EMBER DUNN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON

BILL GARRETT, Davidson County
Trans: T20100006511 DEEDWARR
Recvd: 02/02/10 14:26 2 pgs
Fees: 13.00 Taxes: 2830.50
20100202-0008371

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
L. Austin Robinson and Kathryn J. Robinson 144 Cheek Rd Nashville TN 37205	New Owner SUNTRUST MORTGAGE, INC. 401 COMMERCE ST. #6100 NASHVILLE, TN 37219	Tax Parcel ID No. 13-9-52.00

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, **Charles Foose Barrett and Mary Elizabeth Cherry Barrett, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **L. Austin Robinson and wife, Kathryn J. Robinson** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 Block "B" on the Plan of 2nd Revised Plan Highlands of Belle Meade No. 2 Blocks A, B, C, and D, as of record in Plat Book 1130, Page 62, Register's Office for said County, to which plan reference is made for a more complete description. Being the same property conveyed to Charles Foose Barrett and Mary Elizabeth Cherry Barrett, husband and wife by Warranty Deed from Shannon Finucane Trust, recorded on the 6th day of March, 2003 in Instrument No. 20030306-0029867, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 2ND REVISED PLAN HIGLANDS OF BELLE MEADE NO. 2, BLOCKS A, B, C, & D, as recorded in Plat Book 1130, Page(s) 62.

Covenants, Conditions and Restrictions as recorded in Book 1300, Page 397 and Book 1303, Page 693.

Easement recorded in Book 1065, Page 6.

This is improved property located at 144 Cheek Rd Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 1st day of February, 2010.

Charles Foose Barrett

Mary Elizabeth Cherry Barrett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles Foose Barrett and Mary Elizabeth Cherry Barrett, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of February, 2010.

Notary Public

My Commission Expires: 11/22/10

