# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,500.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES: 10-21-12
(AFFIX SEAL)

KATHY HAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

G-VRE-10-4206

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Oliver F. Robbins | First Tennessee Bank | |
| 4206 Colorado Avenue (ADDRESS) | 165 Madison Avenue, 8th Floor (ADDRESS) | |
| Nashville, TN 37209 (CITY) (STATE) (ZIP) | Memphis, TN 38103 (CITY) (STATE) (ZIP) | 103-4-240.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we KERI ALLISON MOBLEY AND ROBERT L. MOBLEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto OLIVER F. ROBBINS,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

** an unmarried man

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING THE WESTERLY 50 FEET OF LOT NO. 33 ON THE PLAN OF WEST END ANNEX, AS OF RECORD IN BOOK NO. 332, PAGE 61, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT NO. 33 FRONT FIFTY (50) FEET ON THE NORTHERLY SIDE OF COLORADO AVENUE, FORMERLY 9TH AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 162.9 FEET TO A 20 FOOT ALLEY.

BEING THE SAME PROPERTY CONVEYED TO KERI ALLISON MOBLEY AND ROBERT L. MOBLEY BY WARRANTY DEED FROM ROBERT E. TURNER, JUDY TURNER AND JEANETTE TURNER AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, RECORDED ON THE 23RD DAY OF AUGUST, 2001 IN INSTRUMENT NO. 20010823-0091147, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 332, PAGE 61, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved ( X ) property, known as 4206 Colorado Avenue, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20100016120 DEEDWARR
Recvd: 03/19/10 08:37 2 pgs
Fees:13.00 Taxes:1191.40
20100319-0020613

Witness my/our hand(s) this 12th day of March, 2010.

Keri Allison Mobley

Keri Allison Mobley

Robert L. Mobley by Keri Allison Mobley Attorney In-Fact.

Robert L. Mobley

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keri Allison Mobley the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of March, 2010.

Notary Public

My Commission Expires: 1/16/2012

(SEAL)

KATHRYN H. JOHNSON MY COMMISSION EXPIRES JAN 16 2012 FULTON CO., GEORGIA NOTARY PUBLIC

STATE OF ~~Tennessee~~ Georgia
COUNTY OF ~~Davidson~~ DeKalb

On this the 12th day of March, 2010, before me personally appeared Allison Mobley to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Robert L. Mobley and who acknowledged he/she/they executed the same as the free act and deed of the said Robert L. Mobley.

Witness my hand and official seal, this the 12th day of March, 2010.

Notary Public

My Commission Expires: 1/16/2012

KATHRYN H. JOHNSON MY COMMISSION EXPIRES JAN 16 2012 FULTON CO., GEORGIA NOTARY PUBLIC

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903