03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20100023380 DEEDWARR
Recvd: 04/20/10 12:55 2 pgs
Fees:13.00 Taxes:523.55
20100420-0029763

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $141,500.00

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-13

Affiant

Subscribed and sworn to before me, this 15th day of April, 2010.

Notary Public
My commission expires: 02/11/13

03-1003-36461

Address of New Owner:	Send Tax Bills to:	Tax Information
Keith Hinton 2103 Dearborn Drive Nashville TN 37214	New Owner	095-01-0 013.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Walton N. Robinson, Katherine Weber and Ronald H. Robinson, Beneficiaries under The Last Will and Testatement of Otis Henry Robinson, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Keith Hinton, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 58, on the Plan of Donelson Hills, of record in Book 2331, Pages 22 and 23, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to O.H. Robinson and wife, Katherine Robinson by deed from Gene R. Jackson and wife, Wanda Faye Jackson, dated September 26, 1977, recorded September 29, 1977, of record in Book 5203, Page 369, Register's Office for Davidson County, Tennessee. O.H. Robinson and wife, Katherine Robinson having since died. Katherine Robinson having predeceased O.H. Robinson. By Will of Otis Henry Robinson, Docket No. 09P7146, Office of the Davidson County Probate Court Clerk, Walton H. Robinson, Katherine Weber and Ronald H. Robinson, Sr. were named as beneficiaries. O.H. Robinson and Otis Henry Robinson having been one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2103 Dearborn Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15th day of April, 2010.

Walton N. Robinson, Beneficiary under
The last Will & Testament of Otis Henry
Robinson, deceased

Ronald H. Robinson, Beneficiary under
The Last Will & Testament of Otis Henry
Robinson, deceased

Katherine Weber, Beneficiary under
The last Will & Testament of Otis Henry
Robinson, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Walton N. Robinson, Ronald H. Robinson and Katherine Weber, Beneficiaries under The Last Will & Testament of Otis Henry Robinson, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 15th day of April, 2010.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013