BILL GARRETT, Davidson County
Trans: T20100025597 DEEDWARR
Recvd: 04/29/10 11:30 4 pgs
Fees: 23.00 Taxes: 1406.00
20100429-0032588

This instrument prepared by:
Waller Lansden Dortch & Davis, LLP
Matthew G. Noggle, Esq.
511 Union Street, Suite 2700
Nashville, TN 37219

# GENERAL WARRANTY DEED

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBER |
|---|---|---|
| H.G. Hill Realty Company, LLC<br>3011 Armory Drive, Suite 130<br>Nashville, Tennessee 37204<br>Attention: Celeste Patterson | Same | Map 83-1,<br>Parcel 337 |

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of April, 2010.

Notary Public

My Comm. Expires: 9/8/13

DONNA M. SCHKLAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SANDRA L. ROBINSON (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto H.G. HILL REALTY COMPANY, LLC, a Tennessee limited liability company, (the "Grantee"), its successors and assigns, certain real estate in the City of Nashville, County of Davidson, and State of Tennessee, described in Exhibit A, attached hereto and incorporated herein by reference (the "Property"). The Property is not the usual place of residence of the Grantor.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described in this Deed and on

Exhibit B, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is improved property, known as 1105 Sharpe Avenue, Nashville, Tennessee, 37206.

TO HAVE AND TO HOLD the Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor does hereby covenant she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the same is unencumbered, except for the Permitted Encumbrances.

Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 21 day of April, 2010.

Sandra L. Robinson

SANDRA L. ROBINSON

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 Sandra L. Robinson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 21 day of April, 2010.

NOTARY PUBLIC

My commission expires May 6, 2013

My Commission Expires: _____

BRAD JENKINS NOTARY PUBLIC DAVIDSON COUNTY, TN

**EXHIBIT "A"**

Legal Description of the Property

Land in Davidson County, Tennessee, being part of Lot No. 7 on the Plan of the Martha Martin Lands, as of record in Book 161, page 101, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the northerly margin of Sharpe Avenue at the southeast corner of that part of Lot 7 conveyed to Lion Oil Refining Company by deed from Joe Eaton and wife, of record in Book 1305, page 537, said Register's Office; thence with said Lion Oil Refining Company's eastern boundary line, northeastwardly 125 feet to said company's northeast corner; thence southeastwardly 49 feet; thence southwestwardly 125 feet to the northerly margin of said Avenue; thence with same northwestwardly 49 feet to the beginning.

Being the same property conveyed to Sandra L. Robinson by deed from Sandra L. Robinson, Executrix of the Estate of Sammie L. Tallent, of record as Instrument No. 20011116-0125803, Register's Office for Davidson County, Tennessee.

The above described property is not the usual place of residence of the Grantor.

**EXHIBIT "B"**

Permitted Encumbrances

1. Taxes and assessments first accruing for the calendar year 2010 and subsequent years.

2. Storm sanitary sewer easement of record in Book 1730, page 30, Register's Office for Davidson County, Tennessee.