THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100045513 DEEDWARR
Recvd: 07/26/10 11:36 2 pgs
Fees:13.00 Taxes:148.00

20100726-0058338

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

W. Daniel Robinson
Affiant

Sworn to and subscribed before me this 22 day of July, 2010.

NOTARY PUBLIC

My Commission Expires: 5-20-14

AFFIX SEAL OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
W. Daniel Robinson, etal	Same	08203003400
1109 Joseph Avenue		
Nashville, TN 37207		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert Richter and wife, Sara L. Richter**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **W. Daniel Robinson, Daniel L. Robinson and Jaques Boyd/Robinson,** and the survivor of them, the intent to be the creation of a survivorship estate, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 60 and 61 on the Sharpe and Horn's Second Addition, as of record in Book 161, page 53, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 60 and 61 front together 100 feet on the westerly side of Joseph Avenue and run back between parallel lines 145 feet to an alley.

Being the same property conveyed to Robert Richter and wife, Sara L. Richter by deed from David G. Mangum, Substitute Trustee, of record in Instrument No. 20100527-0041045, Register's Office for Davison County, Tennessee.

The above-described property is sold "AS IS" and "WHERE IS", with no warranty made by seller as to the condition as to the house or lot.

This is improved property known as 1108 Joseph Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 23RD day of July, 2010.

Robert Richter
ROBERT RICHTER

Sara Lynn Richter
SARA L. RICHTER

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, **Robert Richter and Sara L. Richter**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 23RD day of July, 2010.

Dennis R. Spain
NOTARY PUBLIC

My Commission Expires: 10-3-11

DENNIS R. SPAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY