RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20100047360 DEEDWARR
Recvd: 08/02/10 15:32 3 pgs
Fees:18.00 Taxes:1387.50
20100802-0060599

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $375,000.00.

Affiant

Sworn to and subscribed before me on this the 29 day of July, 2010.

NOTARY PUBLIC
My Commission Expires: 2-26-13

MORTGAGEE:

Fidelity Bank dba Fidelity Bank Mortgage
3 Corporate Square #700
Atlanta, GA 30329

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr./Ms. Michael H. Robinson	Fidelity Bank dba Fidelity	03000006300
5048 Whites Creek Pike	Bank Mortgage	
Whites Creek, TN 37189	3 Corporate Square #700 Atlanta, GA 30329	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **ROBERT JOEL HOPKINS and wife, SARIAH HOPKINS**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **MICHAEL H. ROBINSON and wife, KIRSTIE D. ROBINSON** , hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING located in the 14th Civil District, Davidson County, Tennessee, on the south side of Seymour Hollow Road and the west side of Whites Creek Pike and more particularly described as follows:

BEGINNING at an iron rod in the south margin of Seymour Hollow Road, same being the northeast corner of Tract #2 of the Hopkins property (5.01 acres as per survey of same date) and the northwest corner of this tract, also being North 81 degrees 06 minutes 29 seconds East 962.26 feet from an 14-inch walnut tree in the east boundary of Jason K. Forrest (IN #20030312-0033005, RODCT) as you measure along said margin; thence with said margin North 81 degrees 06 minutes 29 seconds East 94.94 feet; thence North 76 degrees 51 minutes 15 seconds East 304.64 feet to a point, same being point of curvature of a curve proceeding clockwise, having a deflection angle of 82 degrees 41 minutes 22 seconds, a radius of 25.00 feet, a tangent length of 22.00 feet, and a chord of South 61 degrees 48 minutes 04 seconds East 33.03 feet; thence along said curve an arc length of 36.08 feet to a point in the west margin of Whites Creek Pike; thence with said margin along a curve proceeding counter-clockwise, having a deflection angle of 15 degrees 19 minutes 16 seconds, a radius of 778.70 feet, a tangent length of 104.74 feet, and a chord of South 28 degrees 07 minutes 01 second East 207.61 feet; thence along said curve an arc length of 208.23 feet to an iron rod in said margin; thence leaving road with line of Shannon Carter (IN #20031003-0146351, RODCT) South 64 degrees 20 minutes 17 seconds West 222.77 feet to a large forked box elder tree; thence South 37 degrees 14 minutes 20 seconds East 342.00 feet to a point in center of creek; thence leaving creek with line of Martha Swah (IN #20000425-0040962, RODCT) South 51 degrees 30 minutes 00 seconds West 326.87 feet to an iron rod; thence with line of said Tract #2 North 26 degrees 53 minutes 04 seconds West 321.44 feet to an iron rod; thence North 17 degrees 00 minutes 10 seconds West 418.58 feet to the point of beginning containing 5.25 acres more or less by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated September 27, 2007.

A 40-feet wide Nashville Gas transmission easement crosses the above described tract. See plat for more specific location.

BEING a portion of the property conveyed to ROBERT JOEL HOPKINS and wife, SARIAH HOPKINS by Deed dated August 4, 2006, and executed by MARJORIE BURTON SAMS and husband, PAUL B. SAMS and recorded as Instrument No. 20060814-0099694, said Registers' Office.

This conveyance is further subject to (1) all applicable zoning ordinances; (2) utility, sewer, drainage and other easements of record; (3) all building restrictions; and (4) other matters of public record.

This is improved property known as 5048 Whites Creek Pike, Whites Creek, TN 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 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/our) hand(s) this the 27 day of July, 2010, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

ROBERT JOEL HOPKINS SARIAH HOPKINS

STATE OF TENNESSEE
COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, ROBERT JOEL HOPKINS and wife, SARIAH HOPKINS, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 27 day of July, 2010.

NOTARY PUBLIC

CURTIS A. LINCOLN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

My Commission Expires: 1-26-13