Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1010 00740

WARRANTY DEED

R-WP-10-719

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF November, 2010.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
Arthur Carr Robey	Franklin American Mortgage Company	
719 Idlewild Drive	501 Corporate Centre Dr Suite 400	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Franklin, TN 37067	52-1-312.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we BARRY J. BROWN AND BARBARA B. BROWN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ARTHUR C. ROBEY AND WIFE, BEVERLY THREADGILL ROBEY, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 6, 7, AND 8, BLOCK "M" ON THE REVISED PLAN OF POWER AND ROTH'S MADISON PARK SUBDIVISION, OF RECORD IN BOOK 843, PAGE 7, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOTS NOS. 6, 7, AND 8 FRONT 50 FEET EACH ON THE EASTERLY SIDE OF LANIER AVENUE (NOW IDLEWILD DRIVE) AND RUN BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE. INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO JAMES W. HINKLE AND WIFE, MARGARET H. HINKLE BY DEED FROM BERNICE KEYS CAMPBELL , A WIDOW, OF RECORD IN BOOK 7352, PAGE 323, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOT NO. 6 ON THE REVISED PLAN OF POWER AND ROTH'S MADISON PARK SUBDIVISION OF RECORD IN BOOK 643, PAGE 7, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT NO. 6 FRONTS 20 FEET ON THE EASTERLY SIDE OF LANIER AVENUE (NOW IDLEWILD DRIVE), RUNS BACK BETWEEN PARALLEL LINES BETWEEN LOT NO. 5 AND REMAINING 30 FEET OF LOT NO. 6, 150 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO BARRY J. BROWN AND WIFE, BARBARA B. BROWN BY DEED FROM RANDALL D. BOOMSLITER AND WIFE, TERESA L. BOOMSLITER, RECORDED ON THE 29TH DAY OF JANUARY, 1999 IN DEED BOOK 11316, PAGE 764, RE-RECORDED IN DEED BOOK 11389, PAGE 848, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 843, PAGE 7 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 719 Idlewild Drive, Madison, Tennessee 37115
(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:T20100074599 DEEDWARR
Recvd: 11/24/10 11:53 2 pgs
Fees:13.00 Taxes:499.13
20101124-0094212

Witness my/our hand(s) this 23rd day of November, 2010.

Barry J. Brown

Barbara B. Brown

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barry J. Brown and Barbara B. Brown, 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 23rd day of November, 2010.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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