PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 51246
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Katherine Brown 4209 Kings Court Nashville, Tennessee 37218	Primelending 18111 Preston Rd. Ste. 900 Dallas, TX 75252

TAX MAP-PARCEL NUMBERS: 05815001400

BILL GARRETT, Davidson County
Trans:T20120025306 DEEDWARR
Recvd: 04/09/12 08:55 2 pgs
Fees:13.00 Taxes:910.20
20120409-0029606

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$246,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kenneth S. Robinson and wife, Marilynn Sasportas Robinson**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Katherine Brown** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Royal Crest Subdivision of record in Book 3700, page 86, Register's Office for said County.

Said Lot No. 5 fronts 188.00 feet on the southwesterly margin of Kings Court and extends back 238.34 feet on the northwesterly line and 194.03 feet on the southeasterly line to a broken line in the rear, measuring 245.91 feet thereon.

Being the same property conveyed to Kenneth S. Robinson and wife, Marilyn Sasportas Robinson by Warranty Deed from Thomas M. Paige, Sr. and wife, Sara A. Paige, dated November 29, 1988 and recorded on December 1, 1988, of record in Book 7715, page 682, Register' s Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3700 Page 86, said Register's Office, which Plan shows a 50 foot minimum building setback line from Kings Court, a 10 foot easement for public utility and drainage purposes along the rear line and 2.5 by 30 foot utility anchor easements located on the northeasterly and southeasterly front corners of said Lot; Easement for Disposal Field of record in Book 4733, page 72, said Register's Office; Restrictions and use limitations contained in instruments of record in Book 4059, page 174, said Register's Office.

This is improved property, known as: 4209 Kings Court, Nashville, Tennessee 37218

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of March, 2012.

Kenneth S. Robinson

Marilynn Sasportas Robinson

State of TENNESSEE

County of SHELBY

On this 24th day of March, 2012 , before me the undersigned authority, personally appeared Kenneth S. Robinson Marilynn Sasportas Robinson , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: November 7, 2012

Notary

SHIRLEY M. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $246,000.00

Affiant

Sworn and subscribed before me this the 30th day of March, 2012

Notary Public

My Commission Expires: 2/4/2015

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY