This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $165,000.00.

Affiant

Subscribed and sworn before me this the 30th day of March, 2012.

Notary Public
My commission expires: 9/8/13

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20120026295 DEEDWARR
Recvd: 04/11/12 09:05 2 pgs
Fees:13.00 Taxes:610.50
20120411-0030865

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Peter C. Robison 7205 Willow Creek Drive Nashville, TN 37221	new owner	142-11-104

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BEVERLY GOEHRING AND GARY M. SINCLAIR, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PETER C. ROBISON AND REBECCA ROBISON, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Section III, Valley West, as of record in Book 3500, Page 138, Register's Office for said County.

Said lot fronts 171 feet on the easterly side of Willow Creek Drive and runs back 172.34 feet on the easterly side of Willow Creek Drive and runs back 172.34 feet on the south line and 179 feet on the northerly line, to a dead line in the rear of which it measured 143.53 feet.

Being the same property conveyed to Beverly Goehring and Gary M. Sinclair by Executor's Quitclaim Deed of record in Instrument No. 20120328-0026527; said Register's Office.

Also, being the same property conveyed to Jean E Sinclair by Quitclaim Deed from Robert E. Sinclair of record in Instrument No. 20060825-0105456; dated August 18, 2006; said Regiser's Office.

This conveyance is made subject to:
Ten-foot public utility along the northerly line of permises. Public Utility and drainage easement along the easterly and part of the northerly line of premiese, 40-foot building setback line from Willow Creek Drive, and conditions of owners certificate as shown on plan of record in Book 3500, Page 138; said Register's Office for Davidson County, Tennessee. Restrictive covenants contained in an instrument of record in Book 3872, Page 59, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

Gary M. Sinclair by Beverly Goehring his Attorney in Fact

THIS IS IMPROVED PROPERTY KNOWN AS 7205 Willow Creek Drive, Nashville, TN 37221.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 30th day of March, 2012.

Beverly Goehring

Gary M. Sinclair by Beverly Goehring his Attorney in Fact
Gary M. Sinclair
By Beverly Goehring As His Attorney In Fact

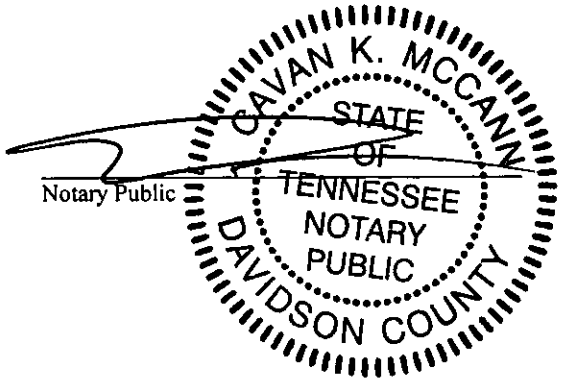
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Beverly Goehring, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of March, 2012.

My commission expires: 09/09/14

Notary Public



STATE OF Tennessee
COUNTY OF Davidson

On this 30th day of March, 2012, before me, the undersigned Notary Public in and for said County and State, personally appeared Beverly Goehring with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Gary M. Sinclair, by Power of Attorney dated March 28, 2012 and who acknowledged that he executed the same as the free act and deed of Gary M. Sinclair.

Witness my hand and official seal this 30th day of March, 2012.

My Commission Expires: 09/09/14

Notary Public

