ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Shannon A. Roberts Kimberly R. Roberts 685 Dutchmans Drive Hermitage, TN 37076	First Bank & Trust Attn: Tax Dept. 1691 North Mt. Juliet Road Mt. Juliet, TN 37122	MAP and PARCEL 75-8-215

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

Book 9612 Pg 216

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Michael J. Agnew, Jr. and Virginia L. Agnew, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Shannon A. Roberts and Kimberly R. Roberts, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 26 Hunters Hill, Section One, as of record in Book 5800, Page 350, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael J. Agnew, Jr., by deed from Larry Powell and James A. Powell and wife, Sybil Powell and wife, Carol Powell, of record in Book 6515, Page 93, Register's Office for Davidson County, Tennessee.

This is property with a common address of 685 Dutchmans Drive, Hermitage, TN 37076.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 5800, Page 350, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 6215, Page 881, and in Book 6223, Page 335, said Register's office.

95 MAR -6 PM 2:32

FELIX A. ARCHER REGISTER
DAVIDSON COUNTY, TN.

39721

IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $87,500.00

Shannon A. Roberts
Affiant

Subscribed and sworn before me this 24th day of February, 1995.

Notary Public

My Commission Expires: 5/23/98

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. BOOK 9612 PG 217

And Grantors do covenant with the said 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 except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

I, **Virginia L. Agnew**, hereby join in this instrument for the purpose of relinquishing any and all marital rights in and to said property which I may or might have as the spouse of the said **Michael J. Agnew, Jr.**

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **24th** day of **February, 1995.**

Michael J. Agnew, Jr.

Virginia L. Agnew

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Michael J. Agnew, Jr. and Virginia L. Agnew, husband and wife** , with whom I am personally acquainted, or who 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 at **Nashville,**, Tennessee, this **24th** day of **February, 1995.**

Notary Public
My Commission Expires:

File No. 9502-083

7806 03/06 0101 03CHECK 332.75



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

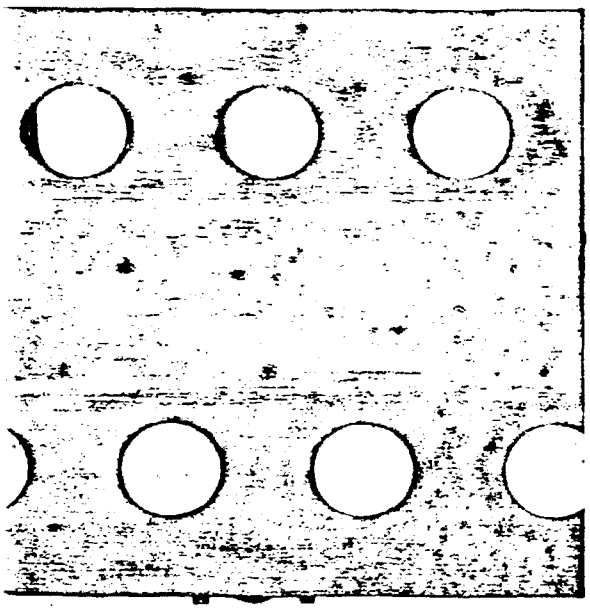
RECEIVED OF _____

FOR _____

POR# 9612 PG 218

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 87500.00
CON TX 323.75
PRFEE 1.00
[illegible] 8.00
TOTAL 332.75
CHECK 332.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39721
IDENTIF. # REFERENCE

95 MAR -6 PM 2:32

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

03/06/95 01 14:33 0001 7806

No. 887446