PREPARED BY:
JAMES T. DUBOIS
ATTORNEY AT LAW
COLUMBIA, TENN.

BOOK 10068 PG 845

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between NORA J. JAMES, a single person, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and CHARLES EDWARD (BAY) ROBERTS, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

SEE ATTACHED EXHIBIT A.

Tract 1: Map 73, Group 10, Parcel 34.
Tract 2: Map 75, Group 11, Parcel 107.
Tract 3: Map 50, Group 10, Parcel 10.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that she is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; building restrictions on Tract 1 of record in Book 5039, Page 359, as amended in Book 5138, Page 645, Book 5311, Page 345, and Book 5910, Page 336, Register's Office of Davidson County, Tennessee; building restrictions on Tract 2 of record in Book 4793, Page 157, Book 4849, Page 767, as amended in Book 5028, Page 357, Book 5545, Page 321, Book 6017, Page 179, Book 7390, Page 844, and Book 5020, Page 58, Register's Office of Davidson County, Tennessee; building restrictions on Tract 3 of record in Book 3434, Page 270, as amended in Book 3616, Page 269, and Book 3702, Page 519, Register's Office of Davidson County, Tennessee; and

applicable utility and drainage easements, building setback lines and other matters as shown on recorded plats.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 31st day of May, 1996.

Nora J. James

Nora J. James

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, NORA J. JAMES, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of May, 1996.

My commission expires:
Sept 19, 1998

Notary Public

JAMES T. DuBOIS NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 177,000.00.

Charles Edward DuBois

Affiant

Subscribed and sworn to before me, this 31st day of May, 1996.

My commission expires:
Sept 19, 1998

Notary Public

JAMES T. DuBOIS NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

NEW PROPERTY OWNERS:

Charles Edward (Buzz) Roberts
P.O. Box 2007
Lewisburg, TN. 37091

PERSON(S) RESPONSIBLE FOR TAXES:

same.

EXHIBIT "A"

TRACT 1
Located in Davidson County, Tennessee and being Lot No. 54 on the Plan of Moss Rose Estates, as of record in Book 4860, Page 112, Register's Office of Davidson County, Tennessee.

Said Lot No. 54 fronts 75 feet on the south side of McGinnis Drive and extends back 149.79 feet on the west line and 140.66 feet on the east line to a dead line measuring 75.55 feet thereon.

Being the same property conveyed to Nora J. James, a single person by deed of record in Book 6615, Page 605, Register's Office of Davidson County, Tennessee.

TRACT 2
Located in Davidson County, Tennessee and being Lot No. 233 on the Resubdivision of Lots 229 through 239, Highlands of Tulip Grove, Section 3, of record in Book 5210, Page 125 and amended in Book 7390, Page 844, Register's Office of Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Nora J. James, a single person, by deed of record in Book 6632, Page 830, Register's Office of Davidson County, Tennessee.

TRACT 3
Located in Davidson County, Tennessee and being Lot No. 784 on the Plan of Parkwood Estates, Section 4, of record in Book 3300, Pages 79 and 80, Register's Office of Davidson County, Tennessee.

Said Lot No. 784 fronts 79.0 feet on the northerly margin of Masonwood Drive and extends back 139.88 feet on the westerly margin and 139.73 feet on the easterly line to a dead line measuring 79.0 feet thereon.

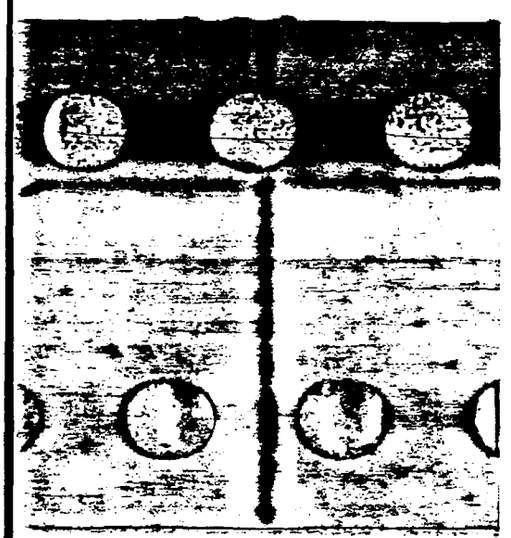
Being the same property conveyed to Nora T. James, a single person by deed of record in Book 6639, Page 241, Register's Office of Davidson County, Tennessee.

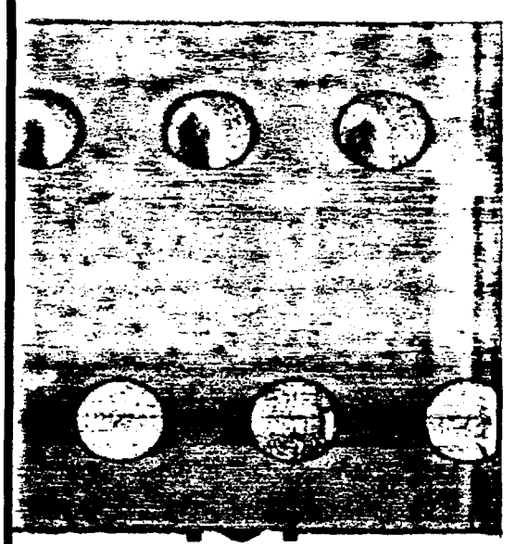
BOOK 10068 PG 847

7317 05/31 0101 03CHECK 667.90

0187494
IDENTIFICATION REFERENCE

96 MAY 31 PM 3:02
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10068 PG 848

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 177000.00
CON TX 654.90
PRFEE 1.00
WDEED 12.00
TOTAL 667.90
CHECK 667.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/31/96 01 15:06 0001 7817

0187494
IDENTIF. & REFERENCE

96 MAY 31 PM 3:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1045711