PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 10073 PG 127

W & I Ref: (ljh) Title No: 37670
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Richard A. Roberts<br>Dawn M. Roberts<br>904 Bexhill Court S.<br>Hermitage, TN 37076 | First Republic Mortgage Corp.<br>3310 West End Avenue, Ste. 480<br>Nashville, TN 37203 |

**TAX MAP-PARCEL NUMBERS: 64-16-C-95**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Priscilla Tragle, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard A. Roberts and spouse, Dawn M. Roberts,** 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. 48 on the plan of Wembley Downs, Section Four of record in Plat Book 7900, page 456, Register's Office for said County.

SAID Lot No. 48 fronts 36.50 feet on the southwesterly margin of Bexhill Court South and extends back 95.11 feet on the northwesterly line and 97.12 feet on the southeast line to a dead line in the rear, measuring 47.48 feet thereon.

BEING the same property conveyed to Priscilla Tragle, a single person by deed from Phillips Builders, Inc. of record in Book 9106, page 257, Register's Office for said County.

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

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 8304, Page 623, Book 8447, page 633, Book 8646, page 529 and Book 8797, page 915, said Register's Office, and to the matters set forth in the referenced Plan of record.
**This is improved property, known as:** 904 Bexhill Court S., Hermitage, TN 37076

**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 30th day of May, 1996.

Priscilla Tragle

Priscilla Tragle

10073 PG 128

**State of Tennessee**
**County of Davidson**

On this 30th day of May, 1996, before me the undersigned authority, personally appeared **Priscilla Tragle**, 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:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

**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: $ 86500.00

Richard A Roberts
Affiant

Sworn and subscribed before me on the 30th day of May, 1996.

My Commission Expires:

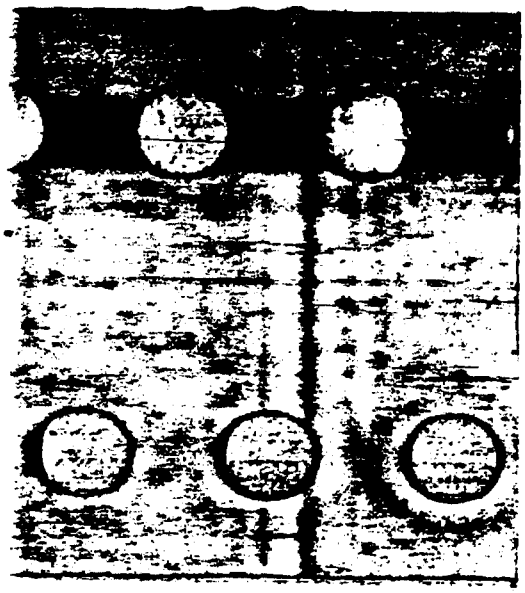
CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

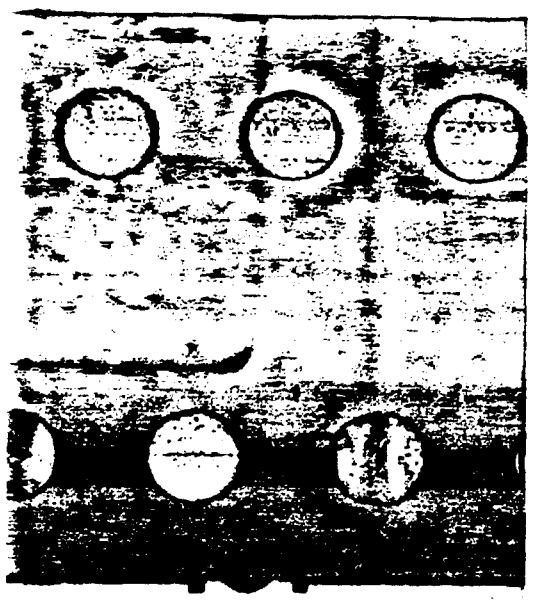
Notary Public

0188676
IDENTIF. & REFERENCE

96 JUN -4 PM 1:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9045 06/04 0101 03 CHECK 329.05





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

RECEIVED OF _____

FOR _____

ROIN 10073 PG 129

| | | |
|---|---|---|
| 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 86500.00
CON TX 320.05
PRFEE 1.00
WDEED 8.00
TOTAL 329.05
CHECK 329.05

06/04/96 01 13:40 0001 9045

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0188676
IDENTIF. ↑ REFERENCE

96 JUN -4 PM 1:38

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1046921