STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $9,450.00

Kay E. Roberts
Affiant

Sworn to and Subscribed before me on this the 23rd day of June, 1998.

NOTARY PUBLIC
My Commission Expires: 5-23-2000

This Instrument prepared by:
KING, TURNBOW & BRISBY
ATTORNEYS- AT- LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

BOOK 11000 PAGE 979

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Kay E. Roberts	same	043-16-0 082.00
1207 London Bridge Road		
Madison, TN 37115		

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 considerations, the receipt of which is hereby acknowledged, Sarah M. Spain, a single individual, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Kay E. Roberts, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in the 11TH Civil District of Davidson County, Tennessee:

> Lot No. 31 in the Kingsway Green Subdivision in a plat of which is of record in Book 2842, page 227, Register's Office of Davidson County, Tennessee, and being the same property conveyed to Sarah M. Spain by deed of record at Book 4397, page 719, Register's Office of Davidson County, Tennessee.

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, her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered with the exception of 1998 taxes.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall

include the plural, the plural shall include the singular and the use of any gender shall be applicable to all genders.

Witness my hand this the 25th day of June, 1998.

Sarah M. Spain

Sarah M. Spain

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, Notary Public in and for the State and County aforesaid, personally appeared Sarah M. Spain with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 25th day of June, 1998.

NOTARY PUBLIC

My commission expires: 5-23-2000

0457509
IDENTIF. & REFERENCE

98 JUL -1 AM 10: 14

ELIA ... REGISTER
DAVIDSON COUNTY, TN.

8265 07/01 0101 03CHECK 43.96

C:\MyFiles\docs\TITLE\RobertsWarranty.wpd

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

RECEIVED OF _____

FOR _____ BOOK 11000 PAGE 981

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	9450.00
CON TX	34.96
PRFEE	1.00
WDEED	8.00
TOTAL	43.96
CHECK	43.96

07/01/98 01 10:14 0001 8265

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0457509
IDENTIF. # REFERENCE

98 JUL -1 AM 10: 14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1314050