26 B

BOOK 11456 PG. 354

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP AND PARCEL NO.
Joshua D. Roberts and wife,	Guaranty Trust	MAP: 52-1
Mary Grace Roberts	640 Broadmor Blvd	
714 Oakdell Avenue	Suite 100	
Madison Tennessee 37115	Murfreesboro TN. 37129	PARCEL: 235.00

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 99-03-9358 26B]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Armand E. Allaire, II and wife, Teresa Starr Allaire (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto, Joshua D. Roberts and wife, Mary Grace Roberts (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 17, Block A, on the Resubdivision of Power and Roth Subdivision, as of record in Plat Book 843, page 75, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

Said Lot No. 17 front 50 feet on the westerly side of Oakdell Avenue and runs back between parallel lines 200 feet to a deed line.

Being the same property conveyed to Armand E. Allaire, II and wife, Teresa Starr Allaire by Warranty Deed from EquiCredit Corporation of America, a Delaware Corporation of record in Book 11185, page 617, for said Register's Office for said County.

This conveyance is subject to:

1. Taxes for the year 1999 and subsequent years, easements and restrictive covenants of record.
2. Plan of record in Plat Book 843, page 75, Register's Office for Davidson County, Tennessee;

This is improved property commonly known as 714 Oakdell Avenue Nashville Tennessee 37115.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this transfer
[is $90,000.00
[
[
[Subscribed and sworn to before me this
[28th day of April, 1999.
[
[
[
[My Commission Expires: 11-24-2001
[

Affiant

Notary Public

99 APR 30 PM 1:01
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

05810037
IDENTIFICATION REFERENCE

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, their heirs and assigns, forever. And Grantors do covenant with the said Grantees that the 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 above.

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

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 28th day of April, 1999.

Amand E Allaire II

Armand E. Allaire, II
By Teresa Starr Allaire,
Attorney in Fact

Teresa S Allaire

Teresa Starr Allaire

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

On this 28th day of April , 1999 , before me personally appeared Teresa Starr Allaire, to me known to be the person who executed the foregoing instrument on behalf of Amand E. Allaire, II. and who acknowledged that she executed the same as the free act and deed of the said Armand E. Allaire, II.

WITNESS my hand and official seal, this 28th day of April, 1999.

NOTARY PUBLIC

My Commission Expires: 11-24-2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Teresa Starr Allaire , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged that she executed the within instrument for the purposes therein contained

WITNESS my hand and official seal, this 28th day of April, 1999.

NOTARY PUBLIC

My Commission Expires: 11-24-2001

04/30/99 0101 03CHECK 344.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0581037

IDENTIFICATION REFERENCE

99 APR 30 PM 4:01

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	90000.00
CON TX	333.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	344.00
CHECK	344.00

04/30/99 01 16:03 0001 9754

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1454455