RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 38611 FILE BOX "7"

WARRANTY DEED

Instr:200001200006831 Page: 1 OF 2
REC'D FOR REC 01/20/2000 12:50:34PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $351.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF JANUARY, 2000.

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

THIS INSTRUMENT WAS PREPARED BY

Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
JEFF ROACH et ux **410 East Bend Drive** **Nashville, TN 37209**	**S A M E**	**91-13-248** **8DA 38870**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **WE, JAMES M. BLEDSOE and wife, ANN BLEDSOE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFF ROACH and wife, JENNIFER ROACH**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee being Lots Nos. 4 and 5 of Block "I" on the map of the First Section of Croleywood Subdivision, as of record in Book 1130, Page 65, Register's Office for said County, described together as follows:

BEGINNING on the southerly margin of East Bend Drive at the corner of Lots Nos. 5 and 6; thence with the line between said two lots, southwardly 152.4 feet to the northerly line of Lot No. 2; thence with the northerly line of lots Nos. 2 and 3, westwardly 118 feet to the easterly margin of Croley Drive; thence with said Drive northwardly 129.4 feet to the beginning of a curve; thence around said curve in a northeasterly direction 48.3 feet to the southerly margin of East Bend Drive; thence with said Drive eastwardly 90.03 feet to the beginning.

BEING the same property conveyed to James M. Bledsoe and wife, Ann Bledsoe by deed from Albert St. Laurent and wife, Thelma B. St. Laurent of record in Book 4294, Page 464, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **410 East Bend Drive, Nashville, Tennessee 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS THIS 18th DAY OF JANUARY, 2000.

James M Bledsoe
JAMES M. BLEDSOE

Ann Bledsoe
ANN BLEDSOE

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 **JAMES M. BLEDSOE and wife, ANN BLEDSOE**

the bargainors with whom I am personally acquainted or 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 the 18 DAY OF JANUARY, 2000.

My Commission Expires: 9/28/2002 _____
Notary Public

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the _____ day of _____, 19 99, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of
as _____ Attorney in Fact, and acknowledged that ___ executed the same as the free act and deed of the said though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the _____ day of _____, 1999.

_____
NOTARY PUBLIC

My Commission Expires: _____