THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 9640B

MAP/GROUP/PARCEL: 051-12-0/068.00

NEW OWNER'S NAME AND ADDRESS:
CHRISTOPHER MCGRATH
1203 ARGLE AVENUE
MADISON, TENNESSEE 37115

Instr:20000623006251 3 Page: 1 OF 2
REC'D FOR REC 06/23/2000 9:47:07AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $275.72

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, RAYMOND W. ROBERTS, and wife, MARGARET A. ROBERTS, hereinafter called Grantors, do hereby transfer and convey unto CHRISTOPHER MCGRATH, a single man, his heirs and assigns, hereinafter called Grantee, property described as follows:

> LAND in Davidson County, State of Tennessee, described as follows: Being Lot #55 on the Plan of Section One, Morningside Heights, of record in Book 1130, Page 76, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.
>
> The subject property is improved property commonly known as 1203 Argle Avenue, Madison, Tennessee 37115.
>
> BEING the same property conveyed to Raymond W. Roberts and Dorothy E. Roberts herein by deed of record in Book 5595, Page 752, Register's Office for Davidson County, Tennessee.
>
> Dorothy E. Roberts is now deceased and at the time of her death, was the wife of Raymond W. Roberts.
>
> Margaret A. Roberts, wife of Raymond W. Roberts, joins in the conveyance for the purpose of conveying her marital interest in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements or record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Raymond W. Robert
RAYMOND W. ROBERTS

Margaret A. Roberts
MARGARET A. ROBERTS

STATE OF TENNESSEE
COUNTY OF SUMNER

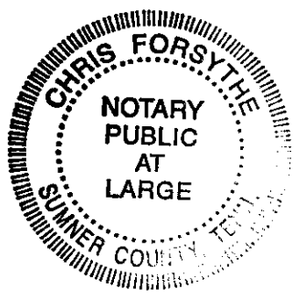
PERSONALLY appeared before me, the undersigned authority, RAYMOND W. ROBERTS, AND WIFE, MARGARET A. ROBERTS, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 22nd day of June, 2000.

NOTARY PUBLIC

My Commission Expires:

10/15/03



STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater of this transfer is $74,520.00.

AFFIANT

Sworn to and subscribed before me, this 22nd day of June, 2000.

NOTARY PUBLIC

My Commission Expires:

10/15/03

