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RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Instr:200007240072877 Page: 1 OF 3
REC'D FOR REC 07/24/2000 12:40:51PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $481.00

WARRANTY DEED

THIS INDENTURE is made and entered into this 17th day of July, 2000, by and between CHARLES E. ROBERTS and MABLE A. ROBERTS, HUSBAND AND WIFE, hereinafter called GRANTORs, and STEVEN R. ROARK and STEPHANIE R. ROARK, HUSBAND AND WIFE, hereinafter called GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WE, CHARLES E. ROBERTS and MABLE A. ROBERTS, HUSBAND AND WIFE, GRANTORs, do hereby bargain, sell, transfer and convey unto STEVEN R. ROARK and STEPHANIE R. ROARK, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 556 AUGUSTA DRIVE, HERMITAGE TN 37075.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their successors, heirs and assigns forever. The GRANTORs covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind THEMSELVES and their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY Charles E. Roberts
CHARLES E. ROBERTS, Signature of Seller

Mable A. Roberts
MABLE A. ROBERTS, Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, CHARLES E. ROBERTS and MABLE A. ROBERTS, HUSBAND AND WIFE, the within named bargainor, 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. at office, this **17th** day of July, 2000.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

STEVEN R. ROARK and STEPHANIE R. ROARK, HUSBAND AND WIFE

556 AUGUSTA DRIVE
HERMITAGE TN 37075

Property Address:

556 AUGUSTA DRIVE
HERMITAGE TN 37075

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 75-8, PARCEL 94

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$130,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **17th** day of **July, 2000.**

Notary Public

My Commission Expires: 5/30/2004

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EXHIBIT 'A'

Being Lot No. 393 on the plan of Section Six, Tulip Grove as of record in Book 4460 at page 19, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to CHARLES E. ROBERTS and MABLE A. ROBERTS, HUSBAND AND WIFE, by Warranty Deed from MACK VICKERY, UNMARRIED, of record in Book 9878, page 449, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 75-8, PARCEL 94).

2. All matters as set forth on the Plan of record in Plat Book 4460, page 19, said Register's Office, which plan includes a 40-foot minimum building setback line from AUGUSTA DRIVE; a 10-foot public utility and drainage easement along the REAR lot line; a 5-foot drainage easement along borh side lot lines; and a 2.5 X 25-foot utility anchor easement on the southeast corner of said lot.

3. Restrictive Covenants recorded in Deed Book 4511, Page 994, Register's Office for DAVIDSON County, Tennessee.