# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May, 2001

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James H. Roberts (NAME) | Fifth Third Mortgage Company (NAME) | MAP 105-11 |
| 1705 Neal Terrace (ADDRESS) | 250 W. Main Street (ADDRESS) | PARCEL 154 |
| Nashville, Tennessee 37208 (CITY) (STATE) (ZIP) | Lexington, KY 40507 (CITY) (STATE) (ZIP) | |

FOR AND 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, Jerreldine Harris as Trustee for The 1705 Neal Terrace Land Trust will full power to sell, mortgage or convey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Roberts, married

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 Lot No. 17 of Block "A" on the Plan of a subdivision of part of the Sophia M. Neal Property of record in Book 1130, page 4, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jerreldine Harris as Trustee for The 1705 Neal Terrace Land Trust will full power to sell, mortgage or convey, by deed from Rose Tharp and Sherry Perry and Maricca Tucker of record as Instrument #20010430-0042964, said Register's Office.

This conveyance is subject to (a) 2001 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1130, page 4, said Register's Office; and (c) easement of record in Book 4278, page 252, said Register's Office.

Davidson County DEEDWARR
Recvd: 05/11/01 12:55 2pgs
Fees:11.00 Taxes:214.60

20010511-0049129

unimproved ( )
This is improved ( X ) property, known as 1705 Neal Terrace, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 10th day of May, 2001

Jerreldine Harris, Trustee
for the 1705 Neal Terrace Land Trust

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 Jerreldine Harris as Trustee for The 1705 Neal Terrace Land Trust will full power to sell, mortgage or convey

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of May, 2001.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Jerreldine Harris, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the trustee of The 1705 Neal Terrace Land Trust and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust. Witness my hand and seal this 10th day of May, 2001.

NOTARY PUBLIC

KEVIN D MONTGOMERY NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE