WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/25/01 08:31 2pgs
Fees:13.00 Taxes:225.70

20010725-0078731

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 61,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF July, 2001

LAURI A. BEASLEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 11/24/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Annye P. Roberts (NAME)	CitiFinancial Mortage Loan (NAME)	MAP 69-4
100 Walters Court (ADDRESS)	4025 Nolensville Road (ADDRESS)	PARCEL 145
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (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, Tanza Sprowl, Adminstratrix of the Estate of Herman Simpson, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Annye P. Roberts and wife, Ben B. Roberts

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:

All that certain parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Book 7596, page 287, ID# 69.04-145 being known and designated as Lot 167, Section 2, plan of Haynes Park Subdivision, filed in Plat Book 4460, page 51, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Herman Simpson by deed from Chlodis Johnson Simpson of record in Book 7596, page 287, Register's Office for Davidson County, TN. The said Herman Simpson having since died on July 3, 1994, and Tanza Sprowl having been appointed Administratrix of the Estate by the Probate Court for Davidson County and the Court having ordered the sale of said property Docket No. 94P-1025.

This conveyance is subject to restrictions of record and to any and all existing easements of record and to all matters shown on the plan of record in Book 4460, page 51, said Register's Office.

Taxes for the year 2001 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 100 Walters Court, Nashville, TN 37218
(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 2nd day of July, 2001

Tanza Sprowl, Administratrix

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 Tanza Sprowl, Adminstratrix

the 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 and official seal at Nashville, Tennessee, this 2nd day of July, 2001.

Commission expires 11/24/2001

Laurie A. Beasley
Notary Public

LAURIE A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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