SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

Davidson County DEEDWARR
Recvd: 12/04/01 16:46 2pgs
Fees:13.00 Taxes:962.00
20011204-0133283

WARRANTY DEED

THIS INDENTURE, made this 23rd day of July, 2001 between **JONATHAN BENJAMIN ROBERTS AND WIFE, LORI G. ROBERTS** of **DAVIDSON** County, Tennessee, First Parties, and

Trent M. Dawson and wife, Julia Lambert-Dawson

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 20 ON THE PLAN OF MOUNTAIN VIEW, SECTION 1, REVISION ONE, OF RECORD IN BOOK 9700, PAGES 562 AND 563, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JONATHAN BENJAMIN ROBERTS AND WIFE, LORI G. ROBERTS BY DEED FROM CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, OF RECORD IN BOOK 11265, PAGE 324, SAID REGISTER'S OFFICE.

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2001 PROPERTY TAXES WHICH ARE A LIEN, ~~NOT YET~~ DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

Lori G. Roberts
LORI G. ROBERTS

Jonathan Benjamin Roberts
JONATHAN BENJAMIN ROBERTS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **LORI G. ROBERTS**, the within named bargainor, with whom i am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23 day of July, 2001.

Pamela D. Davis
Notary Public

NOTARY PUBLIC
STATE OF TENNESSEE
Davidson County
PAMELA D. DAVIS
Commission Expires May 29, 2005

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

My commission expires: May 29, 2005 Printed name: Pamela D Davis
(NOTARY SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **JONATHAN BENJAMIN ROBERTS**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23 day of July, 2001.

Pamela D Davis
Notary Public

My commission expires: May 29, 2005 Printed name: Pamela D Davis
(NOTARY SEAL)

(FOR RECORDING DATA ONLY)

PROPERTY OWNER:
Trent M. Dawson
6080 Frontier Lane
Nashville, TN 37211

RESPONSIBLE TAXPAYER:
CTX Mortgage, Inc.
216 Centerview Dr., Ste. 233
Brentwood, TN 37027

CLT#
Map & Parcel---172-06-A-010 CO

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 260,000.00.

(AFFIANT)

Subscribed and sworn to before me, this 30th day of November, 2001

My commission expires 11-22-04 Notary Public
Printed Name