WARRANTY DEED

BOX 15

Davidson County DEEDWARR
Recvd: 08/06/02 13:41 2pgs
Fees:13.00 Taxes:370.00

20020806-0094580

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 2002

Notary Public

MY COMMISSION EXPIRES: April 23, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip Viola (NAME)	Cendant Mortgage Corporation (NAME)	133-2 #112.00
304 Antioch Pike (ADDRESS)	3000 Leadenhall Road (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Mt. Laurel, NJ 08054 (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, Stanley D. Roberts and wife, Charlotte A. Roberts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip Viola, unmarried

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:

Tract No. 1:
Being part of Lot No. 7 on the Plan of the subdivision of the real estates of Hinchey Petway, deceased, as of record in Minute Book 1, page 442, Chancery Court at Nashville, being Lot No. 15 on the unrecorded Map of A. C. Roth's Subdivision, described according to a survey made by Z. J. Wilkinson, Surveyor, May 3, 1940, as follows:

Beginning at a point on the northerly margin of Antioch Pike 365 feet East of the easterly margin of McComb Avenue, formerly Stewart Street, said point being the southeasterly corner of Lot No. 16 in said subdivision; running thence northwardly and parallel with the easterly margin of McComb Avenue, 158.5 feet to the northeast corner of said Lot No. 16 and the northwest corner of Lot No. 15; thence eastwardly 50 feet to a point in the northeast corner of Lot No. 15; thence southwardly with the line between lot Nos. 15 and 14, 159.4 feet to the northerly margin of the Antioch Pike, the southwest corner of Lot No. 14; thence with the northerly margin of said pike, westwardly 50 feet to the point of beginning.

Being the same property conveyed to Stanley D. Roberts and wife, Charlotte A. Roberts by deed from M. Norris Jenkins, substitute Trustee of record in Instrument No. 20011218-0139406, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easement of record.

unimproved ( )
This is improved (X) property, known as 304 Antioch Pike, Nashville, TN 37211
(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 our hand s this 30th day of July 2002

Stanley D. Roberts

Charlotte A. Roberts

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 Stanley D. Roberts and wife, Charlotte A. Roberts

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of July, 2002

Commission expires April 23, 2005

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

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