PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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W & I Ref: (SK) Title No: 43939

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/10/02 14:02 2pgs
Fees:13.00 Taxes:926.85

20021010-0124354

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Christina J. Rye<br>William T. Rye<br>6073 Frontier Lane<br>Nashville, Tennessee 37211 | Citibank, F.S.B.<br>8333 Ridgepoint Drive<br>Irving, Texas 75063 |

**TAX MAP-PARCEL NUMBERS:** 172-06-A-018

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$250,500.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Timothy R. Roberson, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christina J. Rye and spouse, William T. Rye** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 28 on the Plan of Mountain View Section 1, Revision One of record in Book 9700, page 562 and 563, Register's Office for said County to which reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Timothy R. Roberson by deed from Centex Homes, a Nevada General Partnership of record in Book 10827, page 510, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 562 and 563, said Register's Office, which Plan shows a 25 foot minimum building setback line from Frontier Lane together with a designated building site, and a 20 foot easement for public utility purposes along the front line of said lot and a 20 foot drainage easement with a sewer line lying thereacross the rear portion of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 10053, page 239, Book 10496, page 311, Book 10496, page 391, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

Michelle D. Roberson, spouse of Timothy R. Roberson, joins in this conveyance solely to convey any and all marital interest she may have in the above described property.

**This is improved property, known as: 6073 Frontier Lane, Nashville,, Tennessee 37211**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 7th day of October, 2002 .

Timothy R. Roberson

Michelle D. Roberson

**State of** TENNESSEE
**County of** WILLIAMSON

On this 7th day of October, 2002 , before me the undersigned authority, personally appeared **Timothy R. Roberson and Michelle D.Roberson** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

Notary

**State of** TENNESSEE
**County of** WILLIAMSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $250,500.00

Affiant

Sworn and subscribed before me this 7th day of October, 2002

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

Notary Public