Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Ste. 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me, this 30th day of December, 2002.

Notary Public
My commission expires:

BOX 50-B
~~PREPARED~~ BY:
BANKERS TITLE & ESCROW ~~CORP.~~
3310 WEST END AVE.
NASHVILLE, TN 37203
RETURN TO:

Address of New Owner:	Send Tax Bills to:	Tax Information
Richard T. Roberts	BANKERS MORTGAGE	172-15-0-A
2405 Rollette Court	86 STONEBRIDGE	249.00CO
Nashville TN 37211	JACKSON TN 38305	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Paul W. Walden and wife, Kristi G. Walden**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Richard T. Roberts and wife, Marcella C. Roberts**, hereinafter called the Grantees, their successors 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. 256 on the Plan of Section Thirteen, Holt Woods, of record in Book 9700, Pages 598 & 599, Register's Office for said county, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Paul W. Walden and wife, Kristi G. Walden by deed from Claridge Builders Co., LLC of record in Book 11552, Page 804, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2405 Rollette Court, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of December, 2002.

Paul W. Walden

Kristi G. Walden by Paul W. Walden
Her Attorney-In-Fact

Davidson County DEEDWARR
Recvd: 01/02/03 13:46 2pgs
Fees:13.00 Taxes:684.50
20030102-0000601

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, PAUL W. WALDEN, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 30th day of December, 2002.

Catherine R Vass

Notary Public

My Commission expires 5-30-04

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named PAUL W. WALDEN, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for KRISTI G. WALDEN, and that he is authorized by PAUL W. WALDEN to execute this instrument on her behalf.

Witness my hand in Brentwood, TN, this 30th day of December, 2002.

Catherine R Vass

Notary Public

My Commission expires 5-30-04