Davidson County DEEDWARR
Recvd: 03/07/03 13:27 2pgs
Fees:13.00 Taxes:181.30

20030307-0030489

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WARRANTY DEED

This Indenture made this **28th** day of **February, 2003** between **James Roberts, married, ,** GRANTOR, and **SDN, LLC ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

LAND in Davidson County, Tennessee, being Lot No. 16 of Block H, on the Plan of Croleywood Subidvision, Section 2, a sof record in Book 1130, page 10, Register's Office for Davidson County, Tennessee.

SAID Lot No. 16 fronts 60 feet on the northerly side of Patton Avenue and runs back between lines, 190.7 feet on the westerly line and 185.9 feet on the easterly line to a dead line on which it measures 60.2 feet.

Being the same property conveyed to James Roberts by Trustee's Deed from Priority Trustee Services of Tennessee, LLC as Substitute Trustee o record in Instrument No. 200302200022587, Register's Office for Davidson County, Tennessee.

This property is subject to all matters appearing on subdivision plat of record in Plat Book 1130, page 100, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restriction s of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 6322 Patton Avenue Nashville, Tennessee

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **28th** day of **February, 2003.**

James Roberts

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Roberts, the bargainor(s) 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 this 28th day of February, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/29/03

AUBORN L. HAGER III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $49000

Affiant

Subscribed and sworn before me this 28th day of February, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/29/03

AUBORN L. HAGER III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires March 29, 2003

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
SDN, LLC
6322 Patton Avenue
Nashville, Tennessee 37209

Send Tax Bills to:
SDN, LLC
108 Pembroile Ave
Nashville, TN. 37205

Map & Parcel Number:

Map 091 Group 13-0 Parcel 054.00