Davidson County DEEDWARR
Recvd: 03/17/04 13:44 2pgs
Fees:13.00 Taxes:277.50

20040317-0030439

PICK-UP

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
James D. R. Roberts, Jr.	New Owner	Map 145-09
108 ST Charles Place	108 ST CHARLES PL.	Parcel 062
NASHVILLE, TN 37212	NASHVILLE, TN 37212	26B

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205. This instrument was prepared based upon information furnished by the parties without the benefit of a title examination.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Edgar M. Rothschild, III and Cynthia M. Rothschild,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **James D.R. Roberts, Jr.,** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Tyne Valley Estates Resubdivison of Lot 50 of Section 2, Lot 49 of Section 3, and Reserved Parcel of Section 7 of record in Book 7900, page 223, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edgar M. Rothschild, III and spouse, Cynthia M. Rothschild by deed from Edward B. Gore, of record in Instrument No. 20011207-0134753, said Register's Office.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Plan of record in Plat Book 7900, page 223, said Register's Office, and all easements, restrictions, and set backs shown therein.

This is improved property commonly known as Lot 3 Kenesaw Drive, Nashville, Tennessee 37215

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $75,000.00.

Affiant

Subscribed and sworn to before me this 10th day of March, 2004.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: May 30, 2004

My Commission Expires MAY 30, 2004

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

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this day of March, 2004.

Edgar M. Rothschild, III

Cynthia M. Rothschild

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 **Edgar M. Rothschild, III and Cynthia M. Rothschild**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 10 day of March, 2004.

JUDY BOBBINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: May 30, 2004

My Commission Expires MAY 30, 2004