This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Holley F. Roberts
337 Spicewood Ln
Nashville, Tennessee 37211

Davidson County DEEDWARR
Recvd: 04/07/04 09:20 2pgs
Fees:13.00 Taxes:804.75
20040407-0039339

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, TX 78288

MAP **181**
GROUP **1-A**
PARCEL **218-CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Kevin B. Sutton, unmarried and Shannon D. Blue, unmarried** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Holley F. Roberts and Roy J. Roberts, wife and husband**, 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:

> Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Section Six, Sugar Valley, Residential P.U.D. Subdivision, of record in Instrument No. 20020321-0034914, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Kevin B. Sutton and Shannon D. Blue by deed from Yazdian Construction, Inc. of record in Instrument no. 20021217-0155445, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 337 Spicewood Ln, 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 GRANTEES, their heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 hands this the 1st day of April, 2004.

Kevin B. Sutton

Shannon D. Blue, by Kevin B. Sutton as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kevin B. Sutton,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained and he further acknowledged that he is the **Attorney-in-fact for Shannon D. Blue**, and that as said Attorney-in-fact he executed the within Warranty Deed by signing the name of Shannon D. Blue as her free act and deed.

WITNESS my hand and official seal this 1st day of April, 2004.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/25/04

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $217,500.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of April, 2004.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/25/04