Davidson County DEEDWARR
Recvd: 04/07/04 14:16 2pgs
Fees:13.00 Taxes:671.33

20040407-0039727

# WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

H-1478
Jack Case Wilson
Title Associates
4698 Lebanon Rd.
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF Daivdson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 181,440.00

George Dunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of March, 2004

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Marie A. Roberts | Same | Map 51-14-A |
| 2236 Golden Oak Place | | Group |
| Madison, TN 37115 | | Parcel 49 |

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we George Dunn, d/b/a George Dunn Contractors hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto Marie A. Roberts, unmarried hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Daivdson, County, State of Tennessee, described as follows, to wit:

BEING Lot No. 49, on the Plan of Oakwood Estates, of record in Instrument 200005050045404, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to George Dunn d/b/a George Dunn Contractors by Quitclaim Deed from Buddy Dunn Contractors, L.P. of record in Instrument ___*___, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 200005050045404, said Register's Office.

* 20040407-0039726

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved ( X ) property, known as 2236 Golden Oak Place, Madison, TN 37115

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 we do covenant with the 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 representatives, to warrant and forever defend the title to the said land to the 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 29th day of March, 2004.

George Dunn
George Dunn d/b/a George Dunn Contractors

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 George Dunn d/b/a George Dunn Contractors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that heexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of March, 2004.

My Commission Expires: 1-27-07

Notary Public

