Elite

Davidson County DEEDWARR
Recvd: 05/13/04 10:22 3pgs
Fees:18.00 Taxes:673.40
20040513-0055758

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040110

Send Tax Bills To:
Bank of America
9001 Southside Blvd
Jacksonville FL 32256

New Owner is:
641 Old Hickory Blvd. #112
Brentwood, TN 37027

MAP: 171-03-0-B
PARCEL: 61.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **James Roberson and Inger Roberson**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **William E. Emeott , single** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit No. 108 on the Plan of Second Revision Phase One, Section One Townhomes of Fredricksburg, as of record in Plat Book 9700, Page 461, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James Roberson and wife, Inger Roberson by Deed from Shawn Anthony Venezia and wife, Amy Leigh Venezia dated 12/15/98, recorded 12/29/98, in Book 11271, page 192, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Restrictions of record

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30 day of April, 2004.

GRANTOR:

James Roberson by Kevin Lee as A/F

James Roberson

Inger Roberson by Kevin Lee as A/F

Inger Roberson

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **James Roberson and Inger Roberson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30 day of April, 2004.

Notary Public

SOND SANDERS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Exp. NOV. 25, 2006

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Williamson **)**

The actual consideration or value, whichever is greater, for this transfer is $182,000.00.

Affiant

SWORN TO and subscribed before me this 30 day of April, 2004.

NOTARY PUBLIC

SOND SANDERS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Exp. NOV. 25, 2006

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Kevin Mac Lee**, with whom I am personally acquainted, and to me known to be the person who executed the foregoing instrument and/on behalf of James Roberson and Inger Roberson and who acknowledged that he executed the same as free act and deed of the said James Roberson and Inger Roberson and for the purpose therein contained by virtue of the one certian Power of Attorney duly executed by the said James Roberson and Inger Roberson, and appearing of record in Record Book **, Page _____, and Book **, Page _____, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 30 day of April, 2004.

** 20040513-0055757
** 20040513-0055756

_____
Notary Public

My Commission Expires: _____