Davidson County DEEDWARR
Recvd: 06/01/04 09:33 2pgs
Fees:13.00 Taxes:878.57

20040601-0063531

THIS INSTRUMENT PREPARED BY:

Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

OWNER(S) ADDRESS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
J.W. or Sue D. Roberson, Trustees	Same	Map: 172-1-A
103 Chuzzlewit Down		Parcel: 93
Brentwood, TN 37027		

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 consideration, the receipt of which is hereby acknowledged, we,

ROBERT S. CASSELL AND WIFE, JULIE CASSELL

hereinafter called the GRANTORS, having bargained and sold, and by these presents do transfer and convey unto,

J.W. OR SUE D. ROBERSON, TRUSTEES, OR THEIR SUCCESSORS IN TRUST
UNDER THE ROBERSON LIVING TRUST DATED FEBRUARY 16, 1996

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. 93 on the revised Plan of Copperfield, as of record in Book 6900, pages 555-559, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Robert S. Cassell and wife, Julie Cassell, by deed from Jack P. Hamlett and wife, Nancy J. Hamlett, of record in Book 11276, page 878, Register's Office for Davidson County, Tennessee.

EXCLUDED FROM THE COVENANTS OF WARRANTY OF THIS DEED ARE:

1. Taxes for 2004;

2. Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7071, page 482 and amended in Book 7208, page 889, said Register's Office, and Restrictive Covenants of record in Book 6779, page 296 and re-recorded in Book 6783, page 973, said Register's Office;

3. Easements, setback lines and all other matters shown on Plan of record in Book 6900, pages 555-559, said Register's Office;

This is improved property known as 103 Chuzzlewit Down, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the same tract or parcel of land with appurtenances, estate, title and interest thereto belonging to 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 good right to convey it, and the same is unencumbered, except as hereinabove set forth; 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 except as set forth above. 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 our hands this 28th day of May, 2004

ROBERT S. CASSELL

JULIE CASSELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public, in and for said County and State, ROBERT S. CASSELL and JULIE CASSELL, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within named bargainors, and, who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 28th day of May, 2004.

NOTARY PUBLIC

My commission expires: May 24, 2008.

GAIL PIGG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 237,450.00.

Sworn to and subscribed before me this 28th day of May, 2004.

NOTARY PUBLIC

My commission expires: May 24, 2008.

GAIL PIGG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN