Davidson County DEEDWARR
Recvd: 06/01/04 15:46 2pgs
Fees:13.00 Taxes:606.80
20040601-0064061

Return to:

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

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STATE OF TENNESSEE)
COUNTY OF Maury)

The actual consideration or value for this Transaction is $164,000.00

Affiant

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

NOTARY PUBLIC

My Commission expires 12/15/07

JAY B. JACKSON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:

Jay B. Jackson, UAW-Legal Services Office, P.O. Box 1797, Spring Hill, TN 37174

ADRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP AND PARCEL NO.:**
JACOB V. ROBERTS and wife, MISTY A. ROBERTS 104 Baylee Mika Court Joelton, TN 37080	Chase Manhattan Mortgage Corporation 1400 E. Newport Center Drive Deerfield Beach, FL 33442	**MAP 22.02** **PARCEL 28.00**

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SANDRA GANT, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JACOB V. ROBERTS and wife, MISTY A. ROBERTS**, hereinafter called the Grantees, its heirs successors and assigns, a certain parcel of land located in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Chase Pointe, Section Two, of record in Book 9700, Page 301, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Sandra Gant, unmarried by Warranty Deed from Fox Ridge Homes, Inc., of record in Book 11484, Page 305, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
1. 2004 taxes and/or assessments, which have been prorated and assumed by Grantee.
2. All easements, restrictions, encumbrances and all other matters of record in the Register's Office of Davidson County, Tennessee.
3. All other easements, restrictions, encumbrances and all other matters of record in the Davidson County Register of Deeds Office.
4. Subject to all matters appearing of record in Book 9700, page 30, Registers Office for Davidson County, Tennessee.
5. All matters appearing on the plan of record for this property the subdivision is located in.
6. All applicable governmental rules and regulations that affect the property.
7. Subject to all visible easements located on the property or a portion of the property.
8. Restrictive covenants of record in Book 9948, page 904 and Book 10604, page 147 of the Davidson County Register of Deeds office.

This is improved property known as 104 Baylee Mika Court, Joelton, TN 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 28 day of May, 2004.

Sandra Gant

SANDRA GANT

STATE OF TENNESSEE)
COUNTY OF Maury

Personally appeared before me, Jay B Jackson, the undersigned Notary Public in and for said County and State, the within named grantor, Sandra Gant, a single woman, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

JAY B JACKSON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

Witness my hand and official seal, this 28 day of May, 2004.

Jay B Jackson

Notary Public

My commission expires : 12/15/07