WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 280
Franklin TN 37064

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$188,900.00**.

Affiant

Subscribed and sworn to before me this 9 day of June, 2004

Notary Public My Commission Expires 5-22-07

My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Wendy Lee Nentwig	ABN AMRO Mortgage Group, Inc.	103-08-0-146.00
4313 Westlawn Drive	2600 W. Big Beaver Road	
Nashville, TN 37209	Troy, MI 48084	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **James A. Roberts and wife, Barbara C. Roberts, as tenants by the entirety**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Wendy Lee Nentwig, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the westerly 50 feet of the northerly 150 feet of Lot No. 337. Being part of Lot No. 337 on the plan of Richland Realty Co.'s West Lawn Subdivision, of record in Plat Book 421, page 32, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of Lot No. 337 fronts 50 feet on the southerly margin of Westlawn Drive and runs back between parallel lines 150 feet to a dead line in the rear, whereon it measures 50 feet.

Being the same property conveyed to James A. Roberts and wife, Barbara C. Roberts, as tenants by the entirety, by deed from Manuel E. Roberts and wife Mara E. Roberts, on August 19, 1980, of record in Book 5639, page 310, and corrected and re-recorded in Book 8595, page 764, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 421, page 32, Register's Office Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Book 1677, page 339, Register's Office Davidson County, Tennessee

This is improved property known as: **4313 Westlawn Drive, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 9, 2004.

James A. Roberts

Barbara C. Roberts

Davidson County DEEDWARR
Recvd: 06/16/04 15:28 2pgs
Fees:13.00 Taxes:698.93

20040616-0071460

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James A. Roberts and wife, Barbara C. Roberts,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 9, 2004

My commission expires: _____

_____
Notary Public

