Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #04-1243

Davidson County DEEDWARR
Recvd: 07/06/04 15:26 2pgs
Fees:13.00 Taxes:1061.35
20040706-0080108

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Arunas Vanagunas and spouse, Kimberly D. Goessele, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Ryan M. Roberts, married, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Tract I
Land in Davidson County, Tennessee, being Lot No. 148, on the Plan of West Meade Farms, Inc., Section "G" as of record in Book 1835, page 115, Register's Office for said County.

Said lot No. 148 fronts 123.1 feet on the southwesterly side of Brook Hollow Road and runs back 305.2 feet on the northwesterly line and 265.9 feet on the southeasterly line , to a dead line, measuring 170 feet thereon.

Tract II
Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 149 on the Plan of West Meade Farms, Inc. Section "G", as of record in Book 1835, page 115, Register's Office for said County.

Said part of said lot fronts 53 feet on the southwesterly side of Brook Hollow Road and runs back 305.2 feet on the southeasterly line and 328 feet more or less on the northwesterly line to a dead line in the rear on which it measures 90.05 feet.

Being the same property conveyed to Arunas Vanagunas and spouse, Kimberly D. Goessele by deed dated March 30, 2000 of record in Instrument No. 200005010043024, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to (i) 2004 Property taxes which have been prorated and assumed by Grantee, and (ii) matters shown on the recorded plan.

This is improved property, known as: 517 Brook Hollow Road, Nashville TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 29th day of June, 2004

Arunas Vanagunas

Kimberly D. Goessele

State of Tennessee)
County of Davidson)

On this 29th day of June, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Arunas Vanagunas and Kimberly D. Goessele, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 286,850.00.

Affiant

Sworn and subscribed before me on this the 29th day of June, 2004.

Notary Public

My Commission Expires: 7-30-05

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Ryan Roberts	SAME	115-11-68
6305 Jocelyn Hollow Rd.		
Nashville, TN 37205		