This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040257

Davidson County DEEDWARR
Recvd: 07/13/04 12:37 2pgs
Fees:13.00 Taxes:473.23
20040713-0083331

Send Tax Bills To:
Same

New Owner is:
3357 Country Way Road
Antioch, TN 37013

MAP: 150-07
PARCEL: 97.00

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 Douglas Roach, Jr. and wife, Rosalee M. Roach**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Barry K. Finney Jr.** , 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:

BEING all of Lot No. 147, The Country, Section 4A, as shown by plat and survey of record in Plat Book 5200, pages 138 and 139, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James Douglas Roach, Jr. and Rosalee M. Roach, husband and wife by QuitClaim Deed from Rosalee M. Roach, married dated 09/24/98, recorded 10/01/98, in Book 11135, page 25, Register's Office for Davidson County, Tennessee.

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 6th day of July, 2004.

GRANTOR:

James Douglas Roach, Jr.

James Douglas Roach by

Rosalee M. Roach as Attorney-in-Fact

Rosalee M. Roach

Rosalee M. Roach

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Wilson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Rosalee M. Roach** , with whom I am personally acquainted, and to me known to be the person who executed the foregoing instrument and/on behalf of James Douglas Roach, Jr. and who acknowledged that she executed the same as free act and deed of the said James Douglas Roach, Jr. and for the purpose therein contained by virtue of the one certian Power of Attorney duly executed by the said James Douglas Roach, Jr., and appearing of record in Record Inst. No. _____, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 6 day of July, 2004.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual consideration or value, whichever is greater, for this transfer is $127,900.00.

Affiant

SWORN TO and subscribed before me this 6 day of July, 2004.

NOTARY PUBLIC