(1)

Davidson County DEEDWARR
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Fees:18.00 Taxes:739.45

20040730-0091818

This instrument prepared by:
Fidelity Residential Solutions
10010 San Pedro, Suite 800
San Antonio, TX 78216
405335 1560177
Leanne Pukalo

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	*SEND TAX BILLS TO:*	*MAP PARCEL NUMBERS*
(NAME) Steven L. & Diane M. Weaver **2405 Rollett Ct.**	*(NAME)* **Chase Manhattan Mortgage** **343 Thornall St.** **Edison, NJ 08837**	*172-15-0-A-249.00 CO*
(STREET ADDRESS OR ROUTE NUMBER) **Nashville, TN 37211**	*(STREET ADDRESS)*	
(CITY) (STATE) (ZIP)	*(CITY) (STATE) (ZIP)*	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Richard T. Roberts and Marcella C. Roberts, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Steven L. Weaver and wife, Diane M. Weaver *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:*

See Attached Exhibit "A".

STATE OF TENNESSEE
COUNTY OF WILLIAMSON *The actual consideration or value whichever is greater, for this transfer is $* 199,850.00

Affiant John M Dell

Subscribed and sworn to before me this the 15th *day of* July, 2004

Notary Public Jennifer D Dunlap

My commission expires: 1/30/05
(Affix Seal)

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: 07/30/2006

This is unimproved ( ), known as 2405 Rollet Court, Nashville, TN 37211
improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 1st *day of* July, 2004, _____, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Richard T. Roberts

Marcella C. Roberts

STATE OF Louisiana
COUNTY OF E. Baton Rouge

Personally appeared before me, BT ~~Richard T. + Marcella C. Roberts~~ Bonnie Turnage, *a Notary Public in and for said County and State, Richard T. Roberts, the within named bargainor* married *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* I *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this 1st *day of* July, 2004.

Bonnie Turnage
Notary Public ID# 042048
My Commission Expires: at death

(This area for official notarial seal)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, LAVERNE DIXON, *a Notary Public in and for said County and State, Marcella C. Roberts, the within named bargainor* married *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* I *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this 29 *day of* June, 2004.

Laverne Dixon
Notary Public
My Commission Expires:

(This area for official notarial seal)

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 256 on the Plan of Section Thirteen, Holt Woods, of record in Book 9700, Pages 598 & 599, Register's Office for said county, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Richard T. Roberts and wife, Marcella C. Roberts, by Warranty Deed from Paul W. Walden and wife, Kristi G. Walden, of record in Instrument No. 20030102-0000601. Register's Office for Williamson County, Tennessee.