WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

Davidson County DEEDWARR
Recvd: 08/11/04 09:55 2pgs
Fees:13.00 Taxes:268.62

20040811-0096961

NOTARY PUBLIC AT LARGE

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$72,600.00.**

Amanda D. Roberts
Affiant

Subscribed and sworn to before me, this the 5th day of August, 2004.

Notary Public

My commission expires: 5/20/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Amanda D. Roberts and husband, Berlon D. Roberts	**Amanda D. Roberts and husband, Berlon D. Roberts**	**075-11-125.00**
689 Mercer Drive	**689 Mercer Drive**	
Hermitage, TN 37076	**Hermitage, TN 37076**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Carolyn F. Hunter, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amanda D. Roberts and husband, Berlon D. Roberts

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 77A of the Zone Lot Division of Lots Nos. 1,2,3, and 74 through 82 of the Meadows of Tulip Grove, Section One, of record in Book 6250, page 304, amending the Plan of record in Book 5200, page 612, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carolyn F. Hunter, unmarried by deed from Terrance Schliem, single dated 11/30/93 and recorded 12/8/93 in Book 9179, page 789, Register's Office for Davidson County, Tennessee.

Restrictions, Easements, and all matters of record on subdivision plat recorded in Book 6250, page 304 amending Plat Book 5200, page 612; Restrictive Covenants as contained in Book 6291, page 899 for said County.

This is improved (__X__) Unimproved (____) property, known as **689 Mercer Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my/our hand(s) this **5th** day of **August, 2004.**

Carolyn F. Hunter
Carolyn F. Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Carolyn F. Hunter, unmarried,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **5th** day of **August, 2004.**

Notary Public

My Commission Expires: 5/20/06

