Davidson County DEEDWARR
Recvd: 08/30/04 10:47 2pgs
Fees:13.00 Taxes:281.20
20040830-0104367

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 18900G

MAP/GROUP/PARCEL:
91-9-B/9

NEW OWNER'S NAME AND ADDRESS:
James Cobb and Hope Clark
406 Ashley Way
Kingston Springs TN 37082

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Benjamin Roberts and C. Deane Roberts, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto James Cobb and Hope Clark, both unmarried, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being UNIT No. 9, on the Final plat of Re-Subdivision - marked Parkwood Glen Phase Three Condominiums, according to the Master Deed of record in Book 8040, page 329, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 7900, page 203, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property commonly known as 6210 Deal Avenue, Nashville, TN 37209.

BEING the same property conveyed to Grantors herein by deed of record in Book 20000818-0081901,Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Benjamin Roberts

Benjamin Roberts

C. Deane Roberts

C. Deane Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, Benjamin Roberts and C. Deane Roberts, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee, on this the 27th day of August 2004.

Kate Rosenthal

NOTARY PUBLIC

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $76,000.00.

Hope Clark

AFFIANT

Sworn to and subscribed before me, this the 27th day of August 2004.

Kate Rosenthal

NOTARY PUBLIC

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2006