County of Davidson
This actual consideration or value – whichever is greater- is $ 107500.00

Affiant

Subscribed and sworn before me this the 14th Day of September, 2004

Notary Public
My Commission Expires:

Davidson County DEEDWARR
Recvd: 09/21/04 10:55 2pgs
Fees:13.00 Taxes:397.75

20040921-0113478

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
Lavergne, TN 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Brittany L. Maynard 3797 Turley Drive Nashville, Tennessee 37211	3797 Turley Drive Nashville, Tennessee 37211	SunTrust Mortgage, Inc. 201 4th Avenue N. 7th Floor Nashville, Tennessee 37219

Map 148-5 Parcel 35

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JAMES H. ROBERTS

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

BRITTANY L. MAYNARD AND DUSTIN K. MAYNARD, WIFE AND HUSBAND

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON, COUNTY, TENNESSEE**, more particularly described as follows:

BEGINNING at a concrete monument in the westerly margin of Turley Drive said concrete monument being the northeast corner of Lot Number 24 on the Plan of Haywood Heights, Section2, record in Book 2663, Page 13, Register's Office for Davidson County, Tennessee; thence, with the northerly line of said Lot Number 24 and continuing with the northerly line of Reserve Parcel "A" on the Plan of Hillbrook, Section 7, of record in Book 3842, Page 249, South 85 degrees 45 minutes West, passing the rear common corner of said Lot Number 24 and said Reserve Parcel "A" at 178.5 feet on the Plan of Hillbrook, Section 3 of record in Book 3300, Page 84, said Register's Office; thence, North 85 degrees 45 minutes East 300 Feet to a point in the westerly margin of Turley Drive; thence with the westerly margin of Turley Drive, South 0 degrees 50 minutes West 160 feet to the point of beginning .

Being the same property conveyed to James H. Roberts, married by Warranty Deed from Judy H. Ladd Hullett and Bobby Hullett, wife and husband, of record in Instrument No. 200406290077072, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 14th Day of September, 2004

James H. Roberts

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 14TH day of September, 2004, before me appeared

James H. Roberts

To me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free act and deed. Witness my hand and official seal.

My Commission Expires 11-24-07

Sarah Evans

Notary Public

SARAH EVANS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007