RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN04876

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/28/04 11:01 2pgs
Fees:13.00 Taxes:273.80

20040928-0116579

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$72,000.01

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
7th day of September, 2004

Notary Public

MY COMMISSION EXPIRES:

DOLLY T. PEAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. Dean Roberts **5301 Rocky Fork Road** **Smryna, TN 37167**	**New Owner**	**033-04-0-003.00**

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 ACKNOWLEDGED, WE,

Alice Southern, Garey Southern, and Phyllis Norman, Devisees under the Last Will and Testament of Lester B. Elrod, and Phyllis Norman, Executrix of the Estate of Lester B. Elrod

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

Dean Roberts and wife, Katrina 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. 52 on the Map of Goodlettsville Heights, Section III, as of record in Book 1835, page 98, Register's Office for said County.

Said Lot No. 52 fronts 146 feet on the northerly side of Garrett Drive and runs back between lines, 205.7 feet on the Westerly line and 288 feet on the Easterly line to a dead line in the rear on which it measures 72.4 feet.

Being the same property conveyed to Lester B. Elrod and wife, Nellie Wright Elrod, by Installment Deed from Wallace Carpenter and wife, Vera Carpenter, dated 10-26-63 and recorded 10-29-63 in Book 3644, page 407, Register's Office for Davidson County, Tennessee. The said Nellie Wright Elrod having died on 10-18-89. The said Lester B. Elrod having since died on 5-10-04, leaving subject property vested in Phyllis Norman, Alice Southern and Garey Southern, as devisees under the Last Will and Testament of Lester B. Elrod.

Subject to Restrictive Covenants of record in Book 2028, page 615, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **106 Garrett Drive, Goodlettsville, TN 37072**
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, their heirs and assigns forever, and we do covenant with 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 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 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 our hands this 7th day of September, 2004.

Alice Southern, Devisee

Alice Southern, Devisee under the Last Will and Testament of Lester B. Elrod

Garey Southern, Devisee

Garey Southern, Devisee under the Last Will and Testament of Lester B. Elrod

Phyllis Norman, Devisee

Phyllis Norman, Devisee under the Last Will and Testament of Lester B. Elrod

Phyllis Norman, Executrix

Phyllis Norman, Executrix of the Estate of Lester B. Elrod

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alice Southern, Garey Southern, and Phyllis Norman, Devisees under the Last Will and Testament of Lester B. Elrod, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 7th day of September, 2004.

Commission Expires:_____

Dolly T Peay
Notary Public

DOLLY T. PEAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Phyllis Norman with whom I am personally acquainted and who upon her oath acknowledged herself to be the Executrix of the Estate of Lester B. Elrod the within named bargainor, and that she as such Executrix being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 7th day of September, 2004.

Commission Expires:_____

Dolly T Peay
Notary Public

DOLLY T. PEAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005