WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: Exp. 5/24/08

(AFFIX SEAL)

KAZ E. ARBOGAST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jo David Keith	Countrywide Home Loans, Inc.	160-04
(NAME)	(NAME)	
406 Ritchie Drive	3011 Armory Drive	95.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **ALBERT CECIL ROACH AND WIFE, BETH ROACH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JO DAVID KEITH AND WIFE, MELISSA T. KEITH,** 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:

Being Lot No. 5 on the Plan of Brentview Hills, as of record in Plat Book 3300, Page 43-44, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Cecil L. Roach and wife, Dorothy Roach, by deed from Raleigh T. Blanks and wife, Mildred B. Blanks, dated June 15, 1962, of record in Book 3401, Page 141, Register's Office for Davidson County, Tennessee. The said Cecil L. Roach died, leaving Dorothy Roach as the surviving tenant by the entirety. Further, the said Dorothy Roach has since died, vesting title in Albert Cecil Roach, the devisee under the will of Dorothy W. Roach, of record in Volume No. 5689/1627430, Court Clerk's Office for the 7th Circuit Court of Davidson County, Tennessee.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 3300, page 43-44, said Register's Office; (c) restrictive covenants of record in Book 4257, Page 771; Book 4404 Pate 813; Book 4699, Page 823; Book 4699, Page 825; and Book 3345, Page 205, said Register's Office; and (d) water and sewer easement of record in Book 7345, Page 387, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 406 Ritchie Drive, Nashville, TN 37220

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 15th day of October, 2004.

Davidson County DEEDWARR
Recvd: 10/18/04 15:07 2pgs
Fees:13.00 Taxes:703.00
20041018-0125142

X Albert Cecil Roach
Albert Cecil Roach

X Beth Roach
Beth Roach

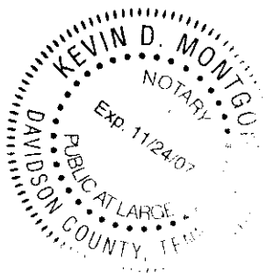
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Albert Cecil Roach and wife, Beth Roach, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of October, 2004.

Commission expires:



Notary Public