This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040610

Davidson County DEEDWARR
Recvd: 12/07/04 11:04 2pgs
Fees:13.00 Taxes:333.93
20041207-0145610

Send Tax Bills To:
First Horizon Home Loan Corp.
5775-E Glenridge Drive, Ste. 100
Atlanta, GA 30328

New Owner is:
Charles Roberts
2702 Hartford Drive
Nashville, TN 37210

MAP: 119-6
PARCEL: 256

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Michael E. Giddens and wife, Angela Giddens**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Charles Roberts , an unmarried man** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 23 onthe plan of Hidden Acres, as of record in Book 1130, page 89, and amended in Book 2922, page 358, Register's Office for said County.

Said Lot No. 23 fronts 75 feet on the east side for Hartford Drive and extends back 194 feet on the northerly line and 192 feet on the southerly line to a line in the rear which measures 75 feet.

Being the same property conveyed to Michael E. Giddens and wife, Angela Giddens by Deed from James D. Stanley and wife, Lucille S. Stanley dated 10/31/84, recorded 11/7/84, in Book 6421, page 621, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 24 day of November, 2004.

GRANTOR:

Michael E. Giddens

Angela Giddens

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Maury)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Michael E. Giddens and wife, Angela Giddens**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 24 day of November, 2004.

LESLIE SCHAFFNER HARVEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TN

Notary Public

My Commission Expires November 21, 2006

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $90,250.00.

Affiant

SWORN TO and subscribed before me this 24th day of November, 2004.

NOTARY PUBLIC

MATTHEW L. SELLINGER NOTARY PUBLIC AT LARGE

My commission expires:

1/28/06