This instrument is being executed pursuant to a Power of Attorney recorded simultaneously herewith.

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/21/04 15:12 2 pgs
Fees:13.00 Taxes:943.13
20041221-0151794

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Mary Jane Overbey**
Address **5473 Oak Chase Drive**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name
Address
City/State/Zip

FOR AND IN CONSIDERATION of the sum of **$10.00, Thomas S. Roache, A Married Man,** has this day bargained and sold, and does hereby transfer and convey unto **Mary Jane Overbey, An Unmarried Woman, her** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in DAVIDSON County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, being Lot Number 278 on the Plan of First Revision of Phase Three, Oak Highlands, as of record in Instrument Number 20020122-0008284, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being all of the same property conveyed to Thomas S. Roache by Deed from S & Y Construction, a Sole Proprietorship, as of record in Instrument Number 20030303-0027622, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 and subsequent years; the rights of others in and to common areas; Bylaws of record in Book 7367, page 615 and Book 8765, page 90, Register's Office for Davidson County, Tennessee; Restrictions of record in Book 7350, page 24, Book 7367, page 587, Book 8765, page 77, Instrument Number 20000428-0042354, Instrument Number 20020725-0089130, and Instrument Number 20020725-0089131, Register's Office for Davidson County, Tennessee; all matters on the Plan of record in Instrument Number 20020122-0008284, Register's Office for Davidson County, Tennessee; Deed for Common Areas to Association of record in Book 7437, page 697, Instrument Number 20000502-0044049, Instrument Number 20040217-0017737, and Instrument Number 20020619-0074183, Register's Office for Davidson County, Tennessee; Storm Water Detention Agreement of record in Book 7189, page 379 and Instrument Number 20010503-0045314, Register's Office for Davidson County, Tennessee; Ingress and Egress Easement of record in Book 1318, page 518, Register's Office for Davidson County, Tennessee; Deed of Conveyance in Book 7748, page 408, Book 7748, page 412, Book 7748, page 448, Book 7748, page 453, and Book 7893, page 334, Register's Office for Davidson County, Tennessee; Charter for Association of record in Book 7337, page 529 and amended in Book 8765, page 100, Register's Office for Davidson County, Tennessee: P.U.D. Boundary of record in Plat Book 6900, page 431, Register's Office for Davidson County, Tennessee; Sanitary Sewer Easement of record in Instrument Numbers 20001002-0097138, 20001002-0097139, 20001205-0119205, and 20001205-0119206, Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map173 Group 4-O-A Parcel 278

This is improved property known as: 5473 Oak Chase Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **I** covenant that **I am** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
I further covenant and bind **my** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

The wife of the Grantor, Mary Ellen Yates Roache, formerly known as Mary Ellen Yates Turpin, joins in this conveyance for the sole purpose of relinquishing any interest in the property, marital or otherwise.

Witness our hands this **16th** day of **December, 2004**.

Thomas S. Roache by Mary Ellen Yates Roache his Attorney in fact
Thomas S. Roache

Mary Ellen Yates Roache
Mary Ellen Yates Roache

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me Christopher M. Corriveau, a Notary Public in and for said County and State, Mary **Ellen Yates Roache, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Thomas S. Roache, and who acknowledged that such person executed the same as the free act and deed of Thomas S. Roache.**

WITNESS MY HAND and official seal at office, this **16th** day of **December, 2004.**

Commission expires 06.18.05

C.M. Corn
Notary Public

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Christopher M. Corriveau Notary Public in and for said County and State, Mary Ellen Yates Roache, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes herein contained.

Commission Expires: 06.18.05

C.M. Corn
Notary Public

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **WILSON**

The actual consideration or value whichever is greater, for this transfer is $254,900.00

Affiant Angie M. Watson

Subscribed and sworn to before me, this the 16th day of December, 2004.

My commission expires: 7-14-07

Notary Public - Register

DONNA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.