WARRANTY DEED

ROBERTS-H04332

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th DAY OF January, 2005.

Notary Public

(Affix Seal)

My Commission Expires: 09/08/07

ALLISON W. EGAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
120 Anderson Lane
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Judy H. Roberts	Judy H. Roberts	51-10-D-110 CO
1433 Lewis Rd	107 Galway ~~South~~ Lake South	Oakland Trace Condos, Unit 110
Madison, TN 37115	Hendersonville, TN 37075	

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, I/we, MARY ERNESTINE REED, TRUSTEE OF THE ERNESTINE REED REVOCABLE LIVING TRUST, ESTABLISHED BY THE REVOCABLE LIVING TRUST AGREEMENT OF MARY ERNESTINE REED, DATED NOVEMBER 21, 1994, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JUDY H. ROBERTS A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee being Unit 110 on the Plan of Oakland Trace Condominiums, Section II, of record in Book 6200, page 558, Register's Office for Davidson County, Tennessee in which reference is made for a more complete and accurate description.

Being Unit No. 110 on said Plan and described by the Master Deed establishing a Horizontal Property Regime with Respect to Oakland Trace Condominiums, Section II, as of record in book 7111, page 295, Register's Office for Davison County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, co-owners and tenants of Oakland Tract Condominiums, Section II, contained in the Master Deed and the By-Laws appended therein, recorded in Book 7111, page 295, as amended in Book 7302, page 648, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a port hereof the same as though copies herein.

Being the same property conveyed to Mary Ernestine Reed, Trustee of the Mary Ernestine Reed Revocable Living Trust, established by the Revocable Living Trust Agreement of Mary Ernestine Reed, dated November 21, 1994 by Warranty Deed from Mary Ernestine Reed of record in Book 10939, page 228, said Register's Office for Davidson County, Tennessee, dated 05/19/98, filed 05/20/98.

( ) unimproved
This is (X) improved property know as 1433 Lewis Rd, Madison, Tennessee 37115 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 my/our hand(s) this 5th day of January, 2005 :

Mary Ernestine Reed, Trustee

Davidson County DEEDWARR
Recvd: 01/07/05 11:52 1 pg
Fees:13.00 Taxes:425.50

20050107-0002806

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARY ERNESTINE REED, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 5th day of January, 2005.

Notary Public

My Commission Expires: 09/08/07

ALLISON W. EGAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.