39-B

PREPARED BY (AND RETURN TO):

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W & I Ref:(_____) Title No: 46061
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/03/05 15:14 2 pgs
Fees:13.00 Taxes:630.85
20050203-0013003

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kelly D. Roach Karin A. Roach 537 Elysian Fields Rd. Nashville, Tennessee 37211	~~SAME~~ Community First Bank & Trust 501 S. James Campbell Blvd. Columbia, TN 38401

TAX MAP-PARCEL NUMBERS: 133-13-0-061

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$170,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jennifer Sevig Mason and husband, Stephen Edward Mason**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kelly D. Roach and Karin A. Roach, husband and wife** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Abbay Hall, Section 1 of record in Book 2331, page 18 Register's Office for said County.

Said Lot No. 91, which is a corner lot, fronts 149.3 feet on the southerly margin of Trousdale Drive, also known as Elysian Fields Road and fronts 124.0 feet on the westerly margin of Danby Drive, said frontage being joined by a curve having a length of 39.4 feet, and extends back 145.0 feet on the westerly line and 173.6 feet on the southerly line, to a point of intersection.

Being the same property conveyed to Jennifer Sevig Mason and husband, Stephen Edward Mason by deed from Eric Spencer Childress, unmarried of record in Doc. No. 20030228-0027022, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331 Page 18, said Register's Office, which Plan shows a 50 foot minimum building setback line from Danby Drive and Trousdale Drive (also known as Elysian Fields Road) and a 10 foot easement for public utility purposes along the southerly line(s).

This is improved property, known as: 537 Elysian Fields, Nashville, Tennessee 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of January, 2005.

Jennifer Sevig Mason

Stephen Edward Mason

State of TENNESSEE
County of DAVIDSON

On this 31st day of January, 2005 , before me the undersigned authority, personally appeared Jennifer Sevig Mason and Stephen Edward Mason , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. [illegible]
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

My Commission Expires: _____

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $170,500.00

Affiant

Sworn and subscribed before me this the 31st day of January, 2005

[illegible] AT LARGE
My Commission Expires

Notary Public

My Commission Expires: 3/25/06