WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd day of February, 2005.

Notary Public:

MY COMMISSION EXPIRES: 03/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Roger Roberts	New Owner	Map 107
P.O. Box 3413		Group 13-0-A
Lebanon, TN 37088		Parcel 29-CO

FOR AND IN 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

Bruce Grubbs and wife, Jewel Grubbs

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Roger Roberts, married

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 Unit No. 929, on the Plan of Four Maples Condominiums of record in Plat Book 5200, Page 283, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Bruce Grubbs and wife, Jewel Grubbs by deed from Russell Lee Brown of record in Book 7058, Page 774, said Register's Office.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record in Book 5657, Page 438; Book 5660, Page 185; Book 9263, Page 512; Book 5657, Page 477, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 283, said Register's Office.

Power of Attorney of record in Instrument 20050121-0008147, said Register's Office

Jewel F. Grubbs and Jewel Grubbs being one in the same person.

Davidson County DEEDWARR
Recvd: 02/07/05 11:47 2 pgs
Fees:13.00 Taxes:148.00



20050207-0014012

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 929 Coarsey Drive, Nashville, TN 37217

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 3rd day of February, 2005.

Bruce Grubbs

Jewel Grubbs by Paul Bruce Grubbs Attorney in Fact
Jewel Grubbs
By: Paul Bruce Grubbs, Attorney-in-Fact

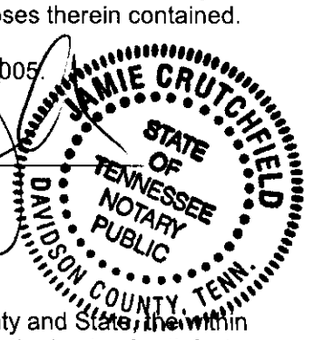
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bruce Grubbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of February, 2005.

My Commission Expires: 03/31/07

Notary Public



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 Paul Bruce Grubbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Jewel F. Grubbs as her Attorney-in-Fact as the free act and deed of the within named Jewel F. Grubbs.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of February, 2005.

My Commission Expires: 03/31/07

Notary Public

