This instrument prepared by:
Mandy Baird, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-725736**

Davidson County DEEDWARR
Recvd: 02/23/05 08:26 3 pg
Fees:18.00 Taxes:146.15

20050223-0019454

WARRANTY DEED

THIS INDENTURE, made and entered into this **Sixteenth day of February, 2005**, by and between **Nancy Carman Roberts, married**, parties of the first part, and **Anthony N. Pierce and Dorothean M. Pierce, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Madison**, County of **Davidson**, State of **Tennessee**, to wit:

BEING UNIT C-204 IN A HORIZONTAL PROPERTY REGIME, WHICH IS LOCATED ON THE PLAT OF MADISON PARK, OF RECORD IN BOOK 5200, PAGES 179-182, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE.

Being the same property conveyed to Nancy Carman Roberts from Roland Douglas Roberts, Jr. and wife, Nancy Carman Roberts, by virtue of Quit Claim Deed as recorded on April 6, 1987 in Book 7103, Page 470 and Warranty Deed from Madison Park Associates, LTD to Roland Roberts, Jr. et ux Nancy Carman Roberts as recorded on the 17th day of December, 1979 in Book 5544, Page 197 corrected in Book 5613, Page 674 in the Register's Office for Davidson County, Tennessee.

Said Property is not the homestead of the Grantor(s) under the laws and constituition of the State of Tennessee in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **43-10A-56CO**

X Improved OR

Unimproved property located at: **555 North Dupont Ave, #C-62, Madison, Tennessee 37220**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Nancy Carman Roberts

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Nancy Carman Roberts, married** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **her** free Act and Deed.

Witness my hand and Notarial Seal this **Sixteenth day of February, 2005.**

Notary Public

My Commission Expires: 7/29/07

NOTARY PUBLIC AT LARGE

****

Owner's Name: **Anthony N. Pierce and Dorothean M. Pierce**

and Address: **555 North Dupont Ave**
Madison, TN 37220

Mail tax bills to, (Person or Agency responsible for payment of taxes)

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**39,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Sixteenth day of February, 2005.**

Notary Public

My Commission Expires: 7/29/07