Davidson County DEEDWARR
Recvd: 03/30/05 16:14 2 pgs
Fees:13.00 Taxes:55.50
20050330-0034759

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Thomas Mattingly
5543 Edmondson Pike #180
Nashville, TN 37211

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 133-08
PARCEL 32.00
5DU-11718

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, B. Larry Roberts and wife, Laura S. Roberts hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Thomas Mattingly, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 7, on the Plan of N. R. Roberts Subdivision, not of record, described as follows:

SAID Lot No. 7 fronts 60 feet on the southerly side of Antioch Pike and runs back between parallel lines 180 feet to a dead line.

Being the same property conveyed to B. Larry Roberts and wife, Laura S. Roberts, by Quitclaim Deed from Norma Potts of record in INST: 2005~~M~~_____- _____, Register's Office for Davidson County, Tennessee. ~~M~~ 20050330 0034759

This is the same description as in previous deed of record.

Taxes for 2005 have been pro-rated and assumed by Grantee.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

This is improved property known as 1053 Antioch Pike, Nashville, TN 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 Thomas Mattingly, his heirs and assigns, forever; and we, B. Larry Roberts and wife, Laura S. Roberts 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 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, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 14th day of March, 2005.

B. Larry Roberts

Laura S. Roberts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named B. Larry Roberts and wife, Laura S. Roberts the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 14th day of March, 2005.

NOTARY PUBLIC

My Commission Expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 15,000.00.

AFFIANT

Subscribed and sworn to before me this 14th day of March, 2005.

NOTARY PUBLIC
My Commission Expires: 3/22/2008