File Box 8

PREPARED BY (AND RETURN TO):

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W & I Ref: Title No: 46210

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/05/05 14:30 3 pg
Fees:18.00 Taxes:1080.40
20050405-0037263

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Thomas C. Robertson Amy Jo Robertson 4203 Aberdeen Rd. Nashville, Tennessee 37205	Pulte Mortage, LLC 7475 South Joliet Street Englewood, Colorado 80112

TAX MAP-PARCEL NUMBERS: 103-12-036

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$292,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lugenia Williams James , unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas C. Robertson and spouse, Amy Jo Robertson** 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. 59 of Block I on the Plan of Cherokee Park of record in Book 843, page 2 and 3, Register's Office for said County.

Said Lot No. 59 of Block I fronts 60 feet on the southerly margin of Aberdeen Road and extends back 170.48 feet on the northwesterly line and 187.62 feet on the southwesterly line to a dead line in the rear.

Being the same property conveyed to Lugenia Williams James, by deed from Kenneth A. Kelley, married, and W. Shelton McElroy, unmarried, of record in Book 11123, page 698, 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 843 Pages 2 and 3, said Register's Office, which Plan shows a 35 foot minimum building setback line from Aberdeen Road.

This instrument is executed on behalf of Lugenia Williams James by Sue Fort White as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 4203 Aberdeen Road, Nashville, Tennessee 37215

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 March, 2005 .

Lugenia Williams James By: Sue Fort White, Atty-in-Fact

Lugenia Williams James By:Sue Fort White,
Atty-in-Fact

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: $292,000.00

James C. Roberson
Affiant

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

My Commission Expires:

CHRISTY W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

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 , **Sue Fort White** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Lugenia Williams James** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 2005

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Lugenia Williams James , unmarried

TO: Thomas C. Robertson and spouse, Amy Jo Robertson

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Sue Fort White, Affiant

Sworn to and subscribed before me this

31st day of March, 2005

Notary Public

My Commission Expires:_____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007