Return to: File Box 9-B
First Title & Escrow Co., Inc.
#24043

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Shelby Singleton and Mary Roberts Singleton 4382 Chickering Lane Nashville, TN 37215	**Map 144-10 Parcel 011.00**	New Owner

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC
1600 Division Street, Nashville, TN 37203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Diane H. Roddey**, a married person (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Shelby Singleton and wife, Mary Roberts Singleton as tenants by the entirety with right of survivorship**, (collectively the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Property tax for the current year, prorated at closing and assumed by Grantee.

2. Subject to all matters shown on the plan of record in Plat Book 2900, page 108, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants of record in Book 2810, page 5, as amended in Book 3096, page 210, Register's Office for Davidson County, Tennessee.

This is improved property located and known as **4382 Chickering Lane, Nashville, Tennessee 37215.**

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Davidson County DEEDWARR
Recvd: 04/08/05 14:06 3 pgs
Fees:18.00 Taxes:3515.00
20050408-0038978

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $950,000.00.

Rachel Neal
Affiant

Subscribed and sworn to before me this 4th day of April, 2005.

Notary Public

My Commission Expires: 10-26-05

MARY ESTELLE CHAMPION NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

William David Roddey, III, spouse of Grantor joins in the execution of this Deed to convey to Grantee any and all right, title and interest he has in the property, whether by virtue of marriage or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 4th day of April, 2005.

Diane H. Roddey

Diane H. Roddey

William D. Roddey III

William David Roddey, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, CAROL A. WILSON, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Diane H. Roddey and William David Roddey, III,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee this 4 day of April, 2005.

Carol A. Wilson

Notary Public

My Commission Expires:
7-19-08

CAROL A. WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

(Legal Description)

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan and Resubdivision of Lots 1 through 9 on the Plan of Chickering Estates, Section I, as of record in Book 2663, page 86 and 87, Register's Office for Davidson County, said Plan of Resubdivision being of record in Book 2900, page 108, said Register's Office, and more particularly described as follows:

Beginning at a point in the easterly margin of Chickering Lane, being the common corner of Lots 2 and 3 on said Chickering Lane, thence southeasterly with the dividing line between said Lots 2 and 3, 438.5 feet to a point; thence North 4 degrees 54 minutes East 320.5 feet to a concrete monument in the southerly boundary of Chickering Lane; thence following the southerly boundary of Chickering Lane, northwesterly 330.8 feet to a concrete monument; thence continuing with the southerly boundary of Chickering Lane, westerly 15.3 feet to another concrete monument; thence continuing with the easterly boundary of Chickering Lane around a curve in a southwesterly direction 36.4 feet to a concrete monument; thence continuing with the easterly boundary of Chickering Lane in a southerly direction 214.0 feet to a concrete monument; thence continuing with the easterly boundary of Chickering Lane, 8.0 feet to the point of beginning.

Being the same property conveyed to William David Roddey III and wife, Diane H. Roddey by deed from James C. Ward and wife, Caroline H. Ward, of record in Book 10779, page 614, said Register's Office. By Quitclaim Deed of record as Instrument No. 20020923-0115360, the said William David Roddey, III conveyed any and all interest in the property to Diane H. Roddey.