THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24164-04-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $394,000.00. Michael D. Roberts Affiant Subscribed and sworn to before me this 29th day of April, 2005. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Michael D. Roberts 2208 18th Avenue South Nashville, TN 37212	Fifth Third Mortgage P.O. Box 11060 Orange, CA 92856-8160	Map No.104.16-0 Parcel No. 040.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rachelle D. Cox and husband, Christopher G. Stringfield**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael D. Roberts** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2208 18th Avenue South, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of April, 2005.

Rachelle D. Cox

Christopher G. Stringfield

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Rachelle D. Cox and husband, Christopher G. Stringfield**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2005.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires

Davidson County DEEDWARR
Recvd: 05/12/05 14:12 2 pgs
Fees:13.00 Taxes:1457.80
20050512-0053828

EXHIBIT "A"

Land in Davidson County, Tennessee, and being the front part of the southerly 50-feet of Lot No. 43 on the revised plan of Blair's Subdivision of Belmont Heights, as of record at Book 332, pages 56 and 117, Register's Office for said County, and described as follows:

Said part of said Lot No. 43 fronts 50 feet on the easterly margin of 18th Avenue South (formerly Mt. Vernon Avenue) and extends back between parallel lines with the northerly margin of an alley 146 feet, more or less, to a dead line in the rear.

Being the same property conveyed to Rachelle D. Cox, unmarried by deed dated July 21, 1999 from Gerald B. Stephenson and spouse, Catherine C. Stephenson of record in Book 11597, page 803, Register's Office for Davidson County, Tennessee. Rachelle D. Cox has since conveyed her interest in said property to Rachelle D. Cox and husband, Christopher G. Stringfield by quitclaim deed of record in Instrument No. 20001130-0117392, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters appearing on the Plan of record as Book 332, pages 56 and 117, Register's Office for Davidson County, Tennessee.