FILE BOX 45

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of May, 2005

Notary Public

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Robert J. Qualls	American Home Mortgage	Map 150
3425 Country Ridge Drive	7142 Columbia Gateway Drive	Group 07-0
Antioch, TN 37013	Columbia, MD 21046	Parcel 326.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Sherry E. Robertson and husband, Alvin D. Robertson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Robert J. Qualls and wife, Laura R. Qualls
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 262, on the Plan of Section Six-B, "The Country", of record in Plat Book 5200, Pages 741-742, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Sherry E. Robertson, married and husband, Alvin D. Robertson by deed from Gregory L. Harrison and wife, Lynn P. Harrison, of record in Book 9687, Page 42, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 6264, Page 656, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Pages 741-742, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3425 Country Ridge Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 2 day of May, 2005.

Sherry E. Robertson

Alvin D. Robertson

Davidson County DEEDWARR
Recvd: 05/13/05 11:12 2 pgs
Fees:13.00 Taxes:532.80

20050513-0054240

STATE OF ARIZONA
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherry E. Robertson and husband, Alvin D. Robertson, 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 and official seal this 7 day of May, 2005.

My Commission Expires: 5-19-2006

Notary Public

GUADALUPE GARCIA-MARQUEZ
Notary Public - Arizona
Maricopa County
My Commission Expires
May 19, 2006