WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS **$80,000.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 10 DAY OF MAY, **2005.**

NOTARY PUBLIC

MY COMMISION EXPIRES 4-27-2008
(AFFIX SEAL)

BRIAN J. VASKE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/13/05 14:26 2 pgs
Fees:13.00 Taxes:296.00

20050513-0054405

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 907 RIVERGATE PKWY D1
GOODLETTSVILLE TN 37072

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
VELMA M. STUCKEY	**SAME**	**069-04-0/145.00**
100 WALTERS CT.		
NASHVILLE, TN 37218		

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,

ANNYE P. ROBERTS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

VELMA M. STUCKEY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:
All that certain parcel of land in Davidson County, Tennessee, as more fully described in Deed Book 7596, Page 287, ID # 69.04-145 being known and designated as Lot 167, Section 2, plan of Haynes Park Subdivision, filed in Plat Book 4460, Page 51, Register's Office for Davidson County, Tennessee.

Being the same property Annye P. Roberts and husband, Ben B. Roberts by Warranty Deed from Tanza Sprowl, Adminstratrix of the Estate of Herman Simpson dated 07/02/01 and filed for record 07/25/01 in Instrument No. 20010725-0078731, Register's Office for Davidson County, Tennessee. Ben B. Roberts died in testate on August 30, 2004.

Subject to restrictions of record in Plat Book 4460, page 51, said Register's Office.

This ( )Unimproved
(X) Improved property is known as: **100 WALTERS COURT NASHVILLE, TN 37218**

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 not 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 ever 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 my hand this 10 day of **MAY, 2005**

Annye P. Roberts
ANNYE P. ROBERTS

BEN B. ROBERTS – deceased

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, **ANNYE P. ROBERTS AND BEN B. ROBERTS,** the named bargainor(s), with whom I am personally acquainted and/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 at Madison, **Tennessee.**

This 10 day of **MAY, 2005.**

Brian J. Wade
Notary Public

My Commission Expires: 4-27-2008

