Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**808 N. Mt. Juliet Road**
**Mt. Juliet, TN 37122**

**STATE OF TENNESSEE**
**COUNTY OF WILSON**
**The actual consideration or value, whichever is greater, for this transfer is $150,500.00**

**Affiant**

**Subscribed and sworn to before me, this ____ day of June, 2005.**

**Notary Public**
**My commission expires: 02/24/08**

Davidson County DEEDWARR
Recvd: 06/09/05 11:00 2 pgs
Fees:13.00 Taxes:556.85
20050609-0065950

**06-0505-71766**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Dennis Roberts | Franklin American Mortgage Co | 53-06-0-B/037 |
| 1832 Merritt Street | 501 Corporate Centre Drive, Suite 400 | |
| Old Hickory TN 37138 | Franklin, TN 37067 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Donald R. Allen and wife, Kimberly D. Smith Allen**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Dennis Roberts and wife, Melissa Roberts**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 70, on the Plan of Waterford, Phase 4, of record in Plat Book 7900, Page 596, Register's Office for said County, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Donald R. Allen and wife, Kimberly D. Smith Allen, by deed from W. L. Bainbridge, Inc., a Tennessee Corporation, of record in Book 9403, Page 868, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1832 Merritt Street, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 6 day of June, 2005.

Donald R. Allen

Kimberly D. Smith Allen

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donald R. Allen and Kimberly D. Smith Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 7 day of June, 2005.

Kathleen A. Tomlinson
State of Tennessee at Large

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

My Commission expires 02/24/08