Record 1st Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/09/05 15:48 2 pg
Fees:13.00 Taxes:462.50

20050609-0066325

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF SAID PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS, $125,000.00.

Affiant

Subscribed and sworn to before me this 27th day of May, 2005.

Notary Public
My Commission expires: July 21, 2007
(Affix Seal)

JON C. GUTHRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Veronica Dismuke	SAME	150-01-0-347.00
2816 Lera Jones Drive		
Nashville, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Douglas Craig Roberts**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Veronica Dismuke, a single woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 32 on the plan of Edge-O-Lake Estates, Section 18, of record in Book 4675, page 84, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Douglas Craig Roberts, by deed from Lucia M. Wright Cunningham and husband, Roger L. Cunningham, on February 26, 1999, of record in Book 11360, page 5, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2005 in the estimated amount of $1,181.64 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 4675, page 84, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4797, page 410; and Book 3811, page 984; and Book 3818, page 728; and Book 3836, page 23; and Book 3835, page 65; and Book 3908, page 161; and Book 4042, page 579; and Book 4076, page 565; and Book 4145, page 195; and Book 4214, page 785; and Book 4222, page 421; and Book 4232, page 425; and Book 4268, page 302; and Book 4468, page 565; and Book 4663, page 493; and book 5141, page 606; and Book 5460, page 269; and Book 5496, page 697, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2816 Lera Jones Drive, Nashville, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 27, 2005.

Douglas C. Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Douglas Craig Roberts** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this 27th day, 2005

My commission expires

Notary Public

JASON C. GUTHRIE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007