Davidson County DEEDWARR
Recvd: 06/10/05 13:59 2 pgs
Fees:13.00 Taxes:610.50
20050610-0066843

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

William E Roberson
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 8th day of June, 2005.

Notary Public

My Commission Expires: 11.2005

DONALD C. BARRETT, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
William E. Roberson
2635 Willow Branch Drive
Nashville, Tennessee 37217

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 149-4-1.76

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Abieser Morales, and wife, Yvette D. Morales** hereinafter referred to as Grantors, hereby transfers and conveys to **William E. Roberson, an unmarried man** hereinafter referred to as Grantees, their heirs 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. 529, Section Seven, Edge-O-Lake Estates Subdivision, as shown on plats of record in Plat Book 3700, Page 79, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Abieser Morales and wife, Yvette D. Morales by Warranty Deed from Loretta J. Kudera of record in Book 11380, Page 91, Registers Office for Davidson County, Tennessee dated, February 26, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 3700, Page 79, Register's Office for Davidson County, Tennessee.

12205-ST

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2635 Willow Branch Drive, Nashville, Tennessee 37217.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 8th day of June, 2005.

Abieser Morales

Yvette D. Morales

Yvette D. Morales

BY Abi Morales

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Abieser Morales, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of June, 2005.

Notary Public

My Commission Expires: 11-22-05

DONALD S. KENNETT JR.
NOTARY
TENNESSEE
PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Abieser Morales, with whom I am personally acquainted, and who acknowledged that ~~she~~ he is the attorney-in-fact of Yvette Morales, and is authorized by Yvette Morales to execute this instrument on behalf of Yvette Morales.

Witness my hand, this 8th day of June, 2005.

Notary Public

My Commission Expires: 11-22-05