20B

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 2005

D. Annette Maples
Notary Public

MY COMMISSION EXPIRES: 11/25/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Renee Young Roberts	Same As New Owner	MAP 018-16
(NAME)	(NAME)	
134 White Cloud Trail		PARCEL 211.00
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37127		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, James T. Evenson, unmarried

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

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:

Parcel 1:
LAND in the Tenth Civil District of Davidson County, Tennessee. All except the southerly ten feet of Lot #29 on the map of Moncrief Subdivision of the Allen Mathes' lands as shown by survey of Erie Drake County Surveyor of Davidson County, Tennessee.

Said Northerly part of Lot #29 fronts 50 feet, 10 feet North of the North side of Moncrief Avenue and runs back on East line 288.7 feet and runs back on the West side 305.4 feet and shows 53.7 feet on the back side being the same Property as of record in Book 1082, Page 667, Register's Office for Davidson County, Tennessee.

Parcel 2:
Being the easterly 25 feet of Lot No. 30 of the Moncrief Subdivision of the Allen Mathes Lands, as shown by survey of Erie Drake, County Surveyor for the Davidson County, Tennessee said 25 feet of Lot 30 runs back 322 feet on its westerly margin and approximately 314 feet on its easterly margin.

BEING the same property conveyed to James T. Evenson by Warranty Deed dated May 24, 2002, from The Chase Bank, Successor by Merger to Chase Bank of Texas, NA, formerly known as Texas Commerce Bank, NA, of record at Instrument No.

CONTINUED

unimproved ( )
This is improved (X) property, known as 331 Moncrief Avenue, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 15th day of June 2005

James T. Evenson

James T. Evenson

Davidson County DEEDWARR
Recvd: 06/24/05 13:43 2 pgs
Fees:13.00 Taxes:229.40

20050624-0072987

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 James T. Evenson, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 15th day of June 2005.

Commission expires 9/22/07

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

CONTINUATION FROM PAGE NO. 1:

20020607-0069500, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.