Davidson County DEEDWARR
Recvd: 06/27/05 09:00 2 pgs
Fees:13.00 Taxes:739.08

20050627-0073220

RECORD AND RETURN TO:
AMERICAN TITLE COMPANY, INC.
925 INDUSTRIAL DRIVE
OLD HICKORY, TN 37138
FILE NO.

WARRANTY DEED

ERINN K. MARKHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$199,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 14th day of June, 2005

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY, STE. 208, BRENTWOOD, TN 37027

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Angelo Bryant**<br>**6609 Ascot Drive**<br>**Antioch, TN 37013** | NEW OWNER | **151-09-0-A-088.00 CO.** |

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,

**Stanley D. Roberts and wife, Charlotte A. Roberts**

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

**Angelo Bryant, an unmarried man**

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:

Being Lot No. 88, on the Final Plat of Long Hunter Chase, a residential Planned Unit Development, Phase I, Section II, as shown on plat of record in Plat Book 9700, page 638, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Stanley D. Roberts and wife, Charlotte A. Roberts, by Deed from Tommy Couch, unmarried, dated 3-14-01 and recorded 3-16-01 in Instrument No. 20010316-0025088, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 9430, page 251, as amended in Book 9534, pages 938 and 942; Conveyance of Common Areas to Homeowners' Association of record in Instrument No. 20030820-01209027; Charter of record in Book 9433, page 953; PUD Boundary Plat of record in Book 7900, page 595, in the Register's Office of Davidson County, Tennessee.

Subject to Easement of record in Book 10796, page 619, in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved ( X) property known as **6609 Ascot Drive, Antioch, TN 37013**
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 our hands this 14th day of June, 2005.

**Stanley D. Roberts**

**Charlotte A. Roberts by Stanley D. Roberts, Attorney in Fact of record in Instrument No. 20030220-0022436, Register's Office for Davidson County, Tennessee.**

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 Stanley D. Roberts the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 14th day of June, 2005.

Commission Expires:_____

Notary Public

ERINN K. MARKHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

---

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 _____, 2005.

Commission Expires:_____

_____
Notary Public

---

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 14th day of June, 2005, before me personally appeared Stanley D. Roberts to me known to be the person who executed the foregoing instrument in behalf of Charlotte A. Roberts as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Charlotte A. Roberts.

Witness my hand and official seal at Brentwood, Tennessee, this the 14th day of June, 2005.

Commission Expires:_____

Notary Public

ERINN K. MARKHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006