| Name and Address of New Owner: | Send Tax Bills To: | Prepared by: |
|---|---|---|
| Judith D. Roberts<br>5152 Bay Overlook<br>Hermitage, TN 37076 | Same | David W. McMackin<br>104 East Park Dr., Ste.104<br>Brentwood, TN 37027<br>2005050196 |

STATE OF TENNESSEE
COUNTY OF Davidson

Map & Parcel No.
097.16-OA-045.00-CO

The actual consideration or value,

whichever is greater for this

transfer is $206,900.00

Davidson County DEEDWARR
Recvd: 06/30/05 12:15 3 pgs
Fees:18.00 Taxes:765.53
20050630-0075424

Affiant

Subscribed and sworn to before me
on 06/24/05.

Notary Public

TAREE L. RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission
Expires: 2/24/09

**WARRANTY DEED**

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Diane R. Reader, unmarried, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Judith D. Roberts, an unmarried woman, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee described to-wit:

Being Lot No. 41 on the plan of Phase Two of The Peninsula, a Planned Residential Development, of record in Plat Book 9700, page 352, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same proeprty conveyed to Diane B. Reader, unmarried, by Warranty Deed dated April 10, 1998 from Frank Batson Homes, Inc., of record in Book 10916, page 915, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 5152 Bay Overlook, Hermitage, TN 37076.

Restrictions of record in Book 10333, Page 219, Book 9564, Page 693, Book 9754, Page 35 and in Book 9977, Page 359, and in any allied instrument(s) referred to in said restrictions, said Register's Office.

Notice of completion of record in Book 10916, page 914, said Register's Office.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

**GRANTOR further covenants** and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

**WITNESS** my hand on 06/24/05.

TAREE L. RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Diane R. Reader

Diane R. Reader

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Rutherford

I, , a Notary Public of the County and State first above written, do hereby certify that Diane R. Reader, unmarried personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th day of July, 2005.

Taree L Russell
Notary Public

My Commission Expires: 2/24/09

(SEAL)

