This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 07/06/05 15:36 2 pgs
Fees:13.00 Taxes:636.40
20050706-0077705

Warranty Deed

ADDRESS OF NEW OWNER:
Haifa Hallaq
3360 Hillsboro Pike
Nashville, TN 37215

SEND TAX BILLS TO:
New Owner

MAP/PARCEL NO:
117-7H-15.00 CO

For good and valuable consideration received, **Max E. Roberts, Jr., Executor of the Estate of Jamie L. Roberts** by these presents does transfer and convey by Order of the Probate Court of **Davidson** County, Tennessee, being **Docket No.** 05-P-555 unto the Grantee, **Haifa Hallaq, unmarried**, all of the right, title and interest in and to that certain tract or parcel of land in **Davidson** County, Tennessee, belonging to **Jamie L. Roberts,** described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF THE PLAN OF RODERICK SQUARE, A HORIZONTAL PROPERTY REGIME, AS OF RECORD IN PLAT BOOK 6250, PAGE 928, SAID REGISTER'S OFFICE, THE PART HEREBY DESCRIBED BEING:

UNIT NO. 3360 ON SAID PLAN, AND AS SHOWN IN AND DESCRIBED BY THE MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME WITH RESPECT TO RODERICK SQUARE CONDOMINIUMS.

Being the same property conveyed to Jamie L. Roberts by Warranty Deed from Haury and Smith Contractors, Inc., recorded on February 9, 1987 in Book 7132, Page 174, Register's Office for Davidson County, Tennessee. The said Jamie L. Roberts having died on April 10, 2005. Max E. Roberts, Jr., Executor of the Estate of Jamie L. Roberts has the full power to sell, transfer and convey per Last Will and Testament of record in Docket No. 05-P-555, Probate Court of Davidson County, Tennessee.

This is improved property known as 3360 Hillsboro Pike, Nashville, TN 37215.

Said Property is conveyed subject to any and all restrictions and easements of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind himself as Executor of the **Estate of Jamie L. Roberts** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 30 day of June 2005.

Max E. Roberts, Jr. Executor of the Estate of Jamie L. Roberts

Executor of the Estate of Jamie L Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30 day of June 2005, before me personally appeared, Max E. Roberts, Jr., Execututor of the Estate of Jamie L. Roberts to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Estate of Jamie L. Roberts, and acknowledged that he executed the same as his free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 30 day of June 2005.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $172,000.00.

Joni Scutella
Affiant

Subscribed and sworn to before me this 30 day of June, 2005.

Notary Public

My Commission Expires: