Davidson County DEEDWARR
Recvd: 07/06/05 16:09 2 pg
Fees:13.00 Taxes:475.45

20050706-0077760

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,500.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 4-25-06

(AFFIX SEAL)

G-CD-05-0309

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon L. Pellatiro	Countrywide Home Loans	
1808 State Street, #309	(NAME) 2021 N. Gallatin Road, Suite 280	
(ADDRESS) Nashville, Tennessee 37203	(ADDRESS) Madison, TN 37115	92-12A-309.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHARLES EDWARD ROBERTS, JR. AND WIFE, DONNA G. ROBERTS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHANNON L. PELLATIRO AND HUSBAND, KEVIN PELLATIRO, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING UNIT NO. 309, STATE HOUSE MANOR, AS SHOWN IN THE MASTER DEED FOR STATE HOUSE HOMEOWNERS ASSOCIATION OF RECORD IN BOOK 7333, PAGE 36, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CHARLES EDWARD ROBERTS, JR., AND WIFE, DONNA G. ROBERTS BY WARRANTY DEED FROM JEFFREY TODD CREWS AND WIFE, MELISSA CREWS AND GREGG H. CREWS, RECORDED ON THE 11TH DAY OF AUGUST, 1994 IN DEED BOOK 9434, PAGE 393, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Book 7333, page 36 and Book 7343, page 409, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1808 State Street, #309, Nashville, Tennessee 37203
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 30th day of June, 2005.

Charles Edward Roberts, Jr.

Donna G. Roberts

Donna G. Roberts

STATE OF Tennessee
COUNTY OF Davidson

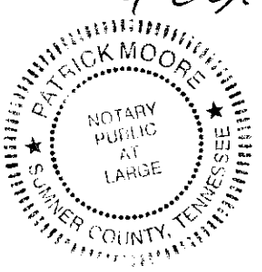
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Edward Roberts, Jr. and Donna G. Roberts, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires 4-26-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903