WARRANTY DEED

SHELIA BRIZENDINE
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires JUNE 8, 2009

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,500.00

Pamela Mann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2005

Shelia Brizendine
Notary Public: ~~SHELIA BRIZENDINE~~

MY COMMISSION EXPIRES: ~~06/08/09~~
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Chris Florek	NEW OWNER	Map 82
~~915 Granada Dr~~ 936 TYREE SPRINGS RD.		Group 4
~~Nashville, TN 37206~~ WHITE HOUSE, TN 37188		Parcel 367

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

James Roberts, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Chris Florek

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 the west 1/2 of Lot Number 38 on the plat of W.H. Hyronemus Addition, of record in Deed Book 161, Page 174, Register's Office for Davidson County, Tennessee.

Said part of lot fronts 50 feet on the North side of Granada Avenue, and runs back between parallel lines 168 feet to an alley.

BEING the same property conveyed to James Roberts by Trustee's Deed from Christopher L. Palmer, Successor Trustee, of record in Instrument 20050713-0081062, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Deed Book 161, Page 174, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 915 Granada Dr., Nashville, TN 37206

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 20th day of July, 2005.

James Roberts

Davidson County DEEDWARR
Recvd: 07/26/05 08:59 2 pgs
Fees:13.00 Taxes:179.45

20050726-0086549

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

Witness my hand and official seal at Nashville, Tennessee, this 20th day of July, 2005.

My Commission Expires: 01/24/09

Notary Public

