THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24590-08-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $342,900.00. Affiant Subscribed and sworn to before me this 12th day of August, 2005. Notary Public My Commission Expires: 6-22-08

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

WARRANTY DEED

Address New Owner: Veran Antonita Fairrow 4209 Morriswood Court Nashville, TN 37204	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.132.07-0 Parcel No. 017.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Louis Roberts, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Veran Antonita Fairrow, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4209 Morriswood Court, Nashville, TN 37204

Subject property has never been the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of August, 2005.

Louis Roberts

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Louis Roberts**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 2005.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 08/24/05 14:23 2 pgs
Fees:13.00 Taxes:1268.73

20050824-0101105

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Revised Plan of Overton Heights, as of record in Plat Book 2663, page 119, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Louis Roberts and Mary Todd Roberts by quitclaim deed dated February 26, 2002 from Lawrence D. Wilson, Trustee of record in Instrument No. 20020227-0024797, Register's Office for Davidson County, Tennessee. Being further conveyed to Louis Roberts by quitclaim deed from Mary Elizabeth Todd in Instrument No. 20050708-0079051, Register's Office for Davidson County, Tennessee. Mary Todd Roberts and Mary Elizabeth Todd are one and the same person.

This conveyance is made subject to:

1. 2005 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2663, page 119, Register's Office for Davidson County, Tennessee.