WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/04/05 10:04 2 pgs
Fees:13.00 Taxes:518.00

20051004-0119060

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $140,000.00, which amount is equal to or greater than the amount which the property transferred would command at fair and voluntary sale.

Affiant

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

Notary Public

NOTARY PUBLIC LARGE COUNTY, TN

Commission Expires 6/23/09

THIS INSTRUMENT WAS PREPARED BY:
Toni J. Lewis, Archer Land Title, 750 Old Hickory Blvd. Ste 286, Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS: **Jeremy Thompson**	SEND TAX BILLS TO: Jeremy Thompson	MAP – PARCEL NUMBERS: Map 033-04
106 Garrett Drive	106 Garrett Drive	Group
Goodlettsville, TN 37072	Goodlettsville, TN 37072	Parcel 003.00

THIS INDENTURE WITNESSETH, that **Dean Roberts and wife, Katrina Roberts** Grantor(s) of Davidson County, in the State of Tennessee, CONVEY AND TRANSFER TO **Jeremy Thompson, a single person**, Grantee(s), of Davidson County, in the State of Tennessee, for the sum of the consideration above, the receipt of which is hereby acknowledged, the following described real estate in **Davidson County**, in the State of Tennessee:

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 52 on the Map of Goodlettsville Heights, Section III, as of record in Book 1835, page 98, Register's Office for said County.

SAID Lot No. 52 fronts 146 feet on the northerly side of Garrett Drive and runs back between lines, 205.7 feet on the Westerly line and 288 feet on the Easterly line to a dead line in the rear on which it measures 72.4 feet.

BEING the same property conveyed to Dean Roberts and wife, Katrina Roberts by Warranty Deed from Alice Southern, Garey Southern, and Phyllis Norman, Devisees under the Last Will and Testament of Lester B. Elrod, and Phyllis Norman, Executrix of the Estate of Lester B. Elrod, dated September 7, 2004 and recorded September 28, 2004, of record in Instrument No. 20040928-0116579, Register's Office for Davidson County, Tennessee.

Subject to any and all existing restrictions and easements of record.

Subject to any and all easements, agreements, restrictions, public rights-of-way and zoning ordinances of record. The address of such real estate is commonly known as **106 Garrett Drive, Goodlettsville, TN 37072**, in Davidson County, Tennessee. Tax bills should be sent to grantee as such address unless otherwise indicated below.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 30th day of September 2005.

Grantor: **Dean Roberts**

Signature: Dean Roberts
Dean Roberts

Grantor: **Katrina Roberts**

Signature: Katrina Roberts
Katrina Roberts

STATE OF TENNESSEE

ss:

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared Dean Roberts and Katrina Roberts, who acknowledged the execution of the foregoing Warranty Deed, and who, being duly sworn, stated that any representations therein contained are true.

Notary Public	My Commission Expires: 6/23/09	County of Residence: Sumner

Return Deed To: Archer Land Title, Inc. 750 Old Hickory Blvd. Ste 286, Brentwood, TN 37027

