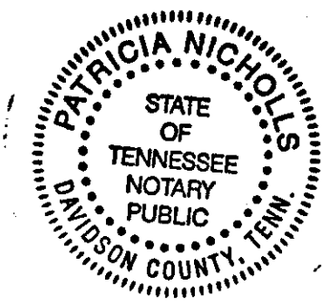
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,666.41

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of October, 2005

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(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: |
|---|---|---|
| Saunders Company of N FL, Inc. | NEW OWNER | Map 50 |
| 700 Flintlock Ct. | | Group 14 |
| Nashville, TN 37127 | | Parcel 176 |

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
**Saunders Company of N FL, Inc.**
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:

LAND in Davidson County, Tennessee, being Lot No. 292 on the Plan of Section II, Parkwood Estates, as of record in Book 3300, Page 5, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Spears Road at the corner of Lots 292 and 315; thence with the line between said lots, southeasterly 106.2 feet to a point, a corner of Lot No. 293; thence with the line between Lots 292 and 293; northeasterly 119.1 feet to the westerly margin of Cynthia Lane; thence with the margin of the same, northwesterly 98.74 feet to the beginning of a curve; thence around said curve, westerly 39.27 feet to the southerly margin of Spears Road; thence with the margin of the same, southwesterly 100 feet to the point of beginning.

BEING the same property conveyed to James Roberts by deed from Aaron Squyres, Successor Trustee of record in instrument 20050927-0115894, dated 9/26/05 Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3249, Page 345; Book 3309, Page 615; Book 3616, Page 269, 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 Book 3300, Page 5, 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 3244 Spears Road, Nashville, TN 37027

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 7th day of October, 2005.

James Roberts

Davidson County DEEDWARR
Recvd: 10/10/05 10:36 2 pgs
Fees:13.00 Taxes:283.67

20051010-0121999

FILE BOX 45

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 7th day of October 2005.

My Commission Expires: 01/24/09

Notary Public

