Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 10/12/05 14:08 2 pgs
Fees:13.00 Taxes:1535.50
20051012-0123027

39-B
File #05-1491

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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Laurie A. Kelley, , hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Eric P. Roach and wife, Karen D. Roach, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 29 of Block I, on the Plan of Cherokee Park, Section II, as of record in Book 547, pages 175 and 176, Register's Office for said County, described as follows:

Beginning on the northerly margin of Lauderdale Road, at the corner of Lots Nos. 28 and 29; thence with the line between said two lots, northwardly 125.81 feet; thence North 89 deg. 50' East approximately 67.0 feet to the common corner of Lots 29 and 30, thence approximately 124.43 feet with the line between Lots 29 and 30 to the northerly margin of Lauderdale Road; thence with said road; westerly approximately 60.9 feet to the point of beginning.

Being the same property conveyed to David R. Lloyd and wife, Laurie A. Kelley, dated June 1, 1984, of record in Book 6307, page 37, and re-recorded in Book 6967, page 621, said Register's Office; and further being the same property conveyed to Laurie A. Kelley by Quitclaim Deed dated March 31, 1993, from David R. Lloyd, of record in Book 8901, page 113, Register's Office for Davidson County, Tennessee.

Scott Poole, by virtue of his marriage to Laurie A. Kelley, joins in the execution of this instrument to convey any and all interest and rights he may have in the subject property.

Included with this conveyance are all of the Grantor's rights and interest granted in the Easement executed by Craig V. Gabbert, Jr. and wife, Karen C. Gabbert and recorded herewith.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 255 Lauderdale Road, Nashville TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of September, 2005

Laurie A. Kelley,
by Jon C. Daugharthy, atty-in-fact

Scott Poole
by Jon C. Daugharthy, atty-in-fact

State of Tennessee)
County of Davidson)

On this 27th day of September, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jon C. Daugharthy, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Laurie A. Kelley and Scott Poole as a free act and deed. as the free act and deed of Laurie A. Kelley and Scott Poole.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 415,000.00.

Affiant

Sworn and subscribed before me on this the 27th day of September, 2005.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Eric P. Roach	Sirva Mortgage, Inc.	103-12-0 091.00
255 Lauderdale Road	6070 Parkland Blvd.	
Nashville, TN 37205	Mayfield Heights, OH 44124	