This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Thomas N. Jones, Atty.
339 Main Street, Suite 100
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 10/13/05 13:36 2 pgs
Fees:13.00 Taxes:921.30
20051013-0123584

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Clarence R. Roach, Sr. **& wife, Wanda Roach** **631 Elaine Drive**	**National City Mortgage** **P. O. Box 1820** **Dayton, OH 45401-1820**	**132 16 0 063.00**

WARRANTY DEED

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, I, **Rochelle Pflipsen,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Clarence R. Roach, Sr. and wife, Wanda Roach,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, TN, being Lot 615 on the Plan of Caldwell Hall, Section 7, of record in Plat Book 3300, page 19, Register's Office of Davidson County, TN, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Rochelle Pflipsen by deed dated March 21, 2005, from Deutsche Bank, of record in Instrument no. 20050405-0037131, Register's Office of Davidson County, TN.

This is not the principal residence of the grantor herein.

SUBJECT TO THE FOLLOWING:

1. Subject to any and all building and zoning regulations of city, county and state.
2. All matters of record in Plat Book 3300, page 19 RODC, TN.

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 I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my 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 the number shall include the plural, the plural the singular, and the use of

any gender shall be applicable to all genders.

This improved property is known as:

631 Elaine Drive, Nashville, TN 37211.

WITNESS MY HAND THIS 3rd DAY OF OCTOBER, 2005, IN FRANKLIN, TENNESSEE.

Rochelle Pflipsen
ROCHELLE PFLIPSEN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Rochelle Pflipsen, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 3rd day of October, 2005.

Notary Public

My Commission Expires: 7-24-07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $249,000.00.

Clarence R. Roach Sr.
Affiant

Sworn to and subscribed to me, the undersigned, this 3rd day of October, 2005, in Franklin, Tennessee.

Notary Public

My Commission Expires: 7-24-07