Davidson County DEEDWARR
Recvd: 10/25/05 14:17 2 pgs
Fees:13.00 Taxes:939.43
20051025-0128795

THIS INSTRUMENT PREPARED BY:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

OWNER(S) ADDRESS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Mary Gayle Hendricks	same	Map:172-1-A
103 Chuzzelwit Down		Parcel: 93
Brentwood, TN 37027		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

**J.W. and SUE D. ROBERSON, TRUSTEES,
OR THEIR SUCCESSORS IN TRUST UNDER
THE ROBERSON LIVING TRUST DATED FEBRUARY 16, 1996**

hereinafter called the GRANTOR, having bargained and sold, and by these presents do transfer and convey unto,

MARY GAYLE HENDRICKS

hereinafter called the GRANTEE, its 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. 93 on the revised Plan of Copperfield, as of record in Book 6900, pages 555-559, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to J.W. or Sue D. Roberson, Trustees in Trust under the Roberson Living Trust dated February 16, 1996 by deed from Robert S. Cassell and wife, Julie Cassell, of record in Instrument No. 20040601-0063531, Register's Office for Davidson County, Tennessee.

EXCLUDED FROM THE COVENANTS OF WARRANTY OF THIS DEED ARE:

1. Taxes for 2005; $2,561.91; Map 172-1A-93.

2. Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7071, page 482 and amended in Book 7208, page 889, said Register's Office, and Restrictive Covenants of record in Book 6779, page 296 and re-recorded in Book 6783, page 973, said Register's Office;

3. Easements setback lines and all other matters shown on Plan of record in Book 6900, pages 555-559, said Register's Office; easement to Metropolitan Government of Nashville, Davidson County, of record in Book 7593, pages 488 and 511 and Transmission Line Easement of record in Book 2437, page 8 and Book 2438, page 376, said Register's Office.

4. Charter of Copperfield Homeowner's Association, Inc., of record in Book 7200, Page 824, and amended in Book 7496, Page 162 and Book 7500, Page 941, said Register's Office.

5. Restrictive Covenants contained in instrument of record in Book 6779, Page 296 and re-recorded in Book 6783, Page 973, Register's Office for Davidson County, Tennessee.

6. Conveyance of Common Area to Copperfield Homeowner's Association, Inc., of record in Book 7150, Page 358, said Register's Office.

This is improved property known as 103 Chuzzelwit Down, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the same tract or parcel of land with appurtenances, estate, title and interest thereto belonging to said GRANTEE, its heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said unit in fee simple, have good right to convey it, and the same is unencumbered, except as hereinabove set forth; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said unit to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever except as set forth above. 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 24th day of October, 2005.

J.W. and Sue D. Roberson, Trustees, or Their Successors in Trust Under the Roberson Living Trust Dated February 16, 1996

by J.W. Roberson, Trustee

J. W. Roberson, Trustee

GAIL PIGG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

by Sue D. Roberson, Trustee

Sue D. Roberson Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared J.W. Roberson, Trustee and Sue D. Roberson, Trustee for the J.W. Roberson Trust with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within named bargainor, and, who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 24th day of October, 2005.

Gail Pigg
NOTARY PUBLIC

My commission expires: May 24, 2008.

GAIL PIGG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $253,900.00.

Mary Gayle Hendricks

Sworn to and subscribed before me this 24th day of October, 2005.

Gail Pigg

GAIL PIGG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN