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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/22/05 14:07 2 pgs
Fees:13.00 Taxes:351.13

20051122-0141192

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 94,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF November 2005

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 9/22/07

AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 125, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew S. Roberts (NAME)	American Home Mortgage (NAME)	MAP 060-01
461 Ewing Drive (ADDRESS)	538 Broadhollow (ADDRESS)	PARCEL 056.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Melville, NY 11747 (CITY) (STATE) (ZIP)	

FOR AND 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, Deborah L. Stenbergen and Lana N. Pauly and Ronald E. Napier, Individually and Ronald E. Napier, Executor of the Estate of Danel Redford Napier, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew S. Roberts and wife, Melanie A. Roberts

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. 12 on the Plan of Section Two, Aldrich Heights, as of record in Book 2133, page 128, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to Danel R. Napier and wife, Mary E. Napier, by Warranty Deed dated November 01, 1955, from William James True and wife, Alice Dunn True, of record in Book 2482, page 57, Register's Office for Davidson County, Tennesee. Mary E. Napier, a/k/a Mary Nell Napier having died Feb. 4, 1997, pre-deceasing Danel R. Napier, whom has since died, testate, a resident of Davidson County, Tennessee, May 12, 2005. Pursuant to the Last Will and Testament of Danel Redford Napier, deceased, Docket No. 05-P1331, Volume # 5944/2024454, Probate Court, Davidson County, Tennessee, the property herein was devised to Lana N. Pauly, Deborah L. Steenbergen, and Ronald E. Napier.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

Ronald E. Napier executes this Instrument as Attorney-in-Fact in behalf of Deborah L. Steenbergen and Lana N. Pauly pursuant to Specific

CONTINUED

unimproved ( )
This is improved (X) property, known as 461 Ewing Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 16th day of November, 2005

Deborah L. Stenbergen
By: Deborah L. Stenbergen by Ronald E Napier — Ronald E Napier
Ronald E. Napier, Attorney-in-fact — Ronald E. Napier, Executor

Lana N. Pauly
By: Lana N. Pauly By Ronald E Napier — Ronald E Napier
Ronald E. Napier, Attorney-in-fact — Ronald E. Napier, Individually

CONTINUATION OF LEGAL DESCRIPTION FROM PAGE #ONE:

Power-of-Attorney of record by Instrument No. 20051122-0141190
and Instrument No. 20051122-0141191 **in the Register's Office for Davidson County, Tennessee.**

Danel R. Napier being one and the same person as Danel Redford Napier.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th day of November, 2005, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ronald E. Napier, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Deborah L. Steenbergen and Lana N. Pauly as their Attorney-In-Fact, and who acknowledged that he as their Attorney-in-fact executed the same as the free act and deed of the said Deborah L. Steenbergen and Lana N. Pauly.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 16th day of November, 2005.

Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 9/22/07

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 Ronald E. Napier, Individually and as Executor of the Estate of Danel Redford Napier, Deceased, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 16th day of November, 2005.

Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 9/22/07