WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/07/05 13:23 2 pgs
Fees:13.00 Taxes:444.74

20051207-0147315

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 120,200.00

Bryan L Roach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF November 2005

DANIEL DAVIS SCHOOLCRAFT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 201, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan L. Roach	Countrywide Home Loans, Inc.	MAP 072-15
(NAME)	(NAME)	
208 McKennell Drive	4500 Park Granada	PARCEL 292 And
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Calabasas, CA 91302-1613	72-15-321
(CITY) (STATE) (ZIP)	(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, Estate of Cordell B. Roberts, Deceased By John E. Clemmons, Administrator

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bryan L. Roach

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:

TRACT 1: LAND in Davidson County, Tennessee, BEING Lot No. 2 on the Plan of the resubdivision of part of Lots 23 and 24 of Sharpe & Horn's 6th Addition and being of record in Book 3842, page 211, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 fronts 60 feet on the northerly side of McKennell Drive and extends back between lines 189.0 feet on the westerly line and 190.1 feet on the easterly line to a dead line in the rear on which it measures 60 feet.

BEING the same property conveyed to Cordell B. Roberts and wife, Nadine Roberts by Quitclaim Deed, dated April 17, 1970, from Mary Biggs, Trustee, of record in Book 4414, page 520, Register's Office for Davidson County, Tennessee. The said Nadine Roberts having predeceased Cordell B. Roberts, whom has since died, June 24, 2004. Pursuant to ORDER of Probate Court, Davidson County, Tennessee, John E. Clemmons, was appointed Administrator of the Estate of Cordell B. Roberts, deceased, and directed to sale the herein described property, Docket No. 04P-1242. (CONTINUED ON PAGE #2)

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

unimproved ( )
This is improved (X) property, known as 208 McKennell Drive, Nashville, TN 37206
(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 my hand this 22nd day of November, 2005

Estate of Cordell B. Roberts
By: John E. Clemmons
John E. Clemmons, Administrator

LEGAL DESCRIPTION CONTINUATION:

TRACT 2:

LAND in Davidson County, Tennessee, Being Lot No. 3 on the plan of the resubdivision of part of Lot 24 of Sharpe & Horn's 6th Addition and being of record in Book 3842, Page 211, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 65 feet on the northerly side of McKennell Drive and extends back between lines 190.1 feet on the Westerly line and 191.3 feet on the easterly line to a dead line in the rear on which it measures 65 feet.

Being the same property conveyed to Nadine Roberts and Cordell B. Roberts by Warranty Deed dated March 16, 1971, from James H. Witt and Clarence D. Witt, of record in Book 4491, Page 879, Register's Office for Davidson County, Tennessee. The said Nadine Roberts having predeceased Cordell B. Roberts, whom has since died, June 24, 2004. Pursuant to ORDER of Probate Court, Davidson County, Tennessee, John E. Clemmons, was appointed Administrator of the Estate of Cordell B. Roberts, deceased, and directed to sale the herein described property, Docket No. 04P-1241.

EASEMENT for right-of-way of McKennell Drive lying within boundaries of premises as herein described granted Davidson County, Tennessee, by Right of Way Deed of record in Book 2740, Page 215, said Register's Office.

EASEMENT for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by grant of record in Book 4144, Page 668, said Register's Office, a plan of which is shown on Page 670. Any discrepancies, conflicts, encroachments or shortages in area and boundaries which a correct survey would show.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John E. Clemmons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Administrator of the Estate of Cordell B. Roberts, Deceased , the within named bargainor and that he as such Administrator being authorized so to do, executed the foregoing instrument for the purposes therein contained by the said John E. Clemmons as Administrator of the Estate of Cordell B. Roberts, Deceased.

Witness my hand and official seal at Office at Goodlettsville, Tennessee, on this the 22nd day of November, 2005.

Doris Coley

Notary Public

My Commission Expires:
9-21-09

DORIS COLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY