WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/14/05 14:52 2 pgs
Fees:13.00 Taxes:392.20

20051214-0150341

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 106,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF NOVEMBER, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-01164 SHAUB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO (S.U.)	MAP-PARCEL
David L. Shaub and Daniel R. Green	David Shaub	MAP:
757 Fox Ridge Drive	5341 Granny White Pk.	Parcel:160-14-0-C-57.00 CO
Brentwood, TN 37027	Brentwood, TN. 37027	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SOPHIE J. ROBERTS AS TRUSTEE OF THE SOPHIE J. ROBERTS AND MILO R. ROBERTS REVOCABLE TRUST DATED 4-2-1999

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

DAVID L. SHAUB, A MARRIED MAN AND DANIEL R. GREEN, A MARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 757 Fox Ridge Drive, Brentwood, TN 37027

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 30th day of November, 2005.

Sophie J. Roberts as Trustee of The Sophie J. Roberts and Milo R. Roberts Revocable Trust dated 4-2-1999

BY: Sophie J. Roberts
Sophie J. Roberts, Trustee by Michele Lee Stephens, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 30th day of November, 2005, before me personally appeared Michele Lee Stephens to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **SOPHIE J. ROBERTS AS TRUSTEE OF THE SOPHIE J. ROBERTS AND MILO R. ROBERTS REVOCABLE TRUST DATED 4-2-1999** and acknowledged that she executed the same as the free act and deed of said **SOPHIE J. ROBERTS AS TRUSTEE OF THE SOPHIE J. ROBERTS AND MILO R. ROBERTS REVOCABLE TRUST DATED 4-2-1999**

Witness my hand and official seal at Brentwood, Tennessee

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 757, BRENTWOOD TRACE CONDOMINIUM, SECTION II, as established under Master Deed of record in Book 5818, Page 915, amended in Book 5868, Page 70, and Plat in Book 5200, Page 376, in the Register's Office, Davidson County, Tennessee, to which references are hereby made for a more particular description of said unit.

Being the same property conveyed by Quit-claim Deed from Sophie J. Roberts, a married woman to Sophie J. Roberts and Milo R. Roberts, as Trustees of The Sophie J. Roberts and Milo R. Roberts Revocable Trust dated 4-2-1999 as recorded on the 4th day of August, 1999 in Book 11604, Page 286 and Warranty Deed from Nicky G. Martin and wife, Jennifer Neely Martin to Sophie J. Roberts as recorded on the 17th day of April, 1995 in Book 9646, Page 746, in the Register's Office of Davidson County, Tennessee..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

Milo R. Roberts having since died.

This instrument is being executed in behalf of Sophie J. Roberts as Trustee Revocable Trust dated 4-2-1999 pursuant to a power of attorney executed by the same on the 11/30/2005, and being filed for in Instrument # 20051214-0150340, Register's Office for Davidson County, Tennessee.