Davidson County DEEDWARR
Recvd: 01/09/06 08:30 2 pgs
Fees:13.00 Taxes:425.50

20060109-0002571

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Affiant

Subscribed and sworn to before me, this 16th day of December, 2005.

Notary Public
My commission expires: 9/8/09

02-0512-44468

Address of New Owner:	Send Tax Bills to:	Tax Information
Jackie Peters 1527 Douglas Nashville TN 37206	New Owner	72-14-0-232

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James Roberts, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jackie Peters, unmarried, hereinafter called the Grantees, their successors 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. 64, on the Plan of Dr. E.T. Brown's Subdivision (erroneously referenced in prior deed as 'Dr. E.T.Bown's Subdivision') of Lots 21-26 Brownsville Addition, of record in Book 332, Page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hazel A. Parmer and Bernadine Parmer, as joint tenants with the right of survivorship by deed from Gwendolyn M. Williams, unmarried, dated June 8, 1979, of record in Book 5448, Page 812, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Bernadine Parmer by Quitclaim Deed from Hazel Parmer and Bernadine Parmer, dated June 29, 1984, of record in Book 6327, Page 995, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Bernadine Parmer, unmarried and Hazel Parmer, unmarried with rights of survivorship by Quitclaim Deed from Bernadine Parmer, unmarried, dated September 16, 1999, of record in Book 11720, Page 776, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James Roberts by Trustee's Deed, dated October 12, 2005, of record in Instrument No. 20051013-0123513, Register's Office for Davidson County, Tennessee. Grantor makes oath that subject property is neither his principal residence nor the principal residence of his spouse and/or dependants.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1527 Douglas, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 16th day of December, 2005.

James Roberts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 16th day of December, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 9/8/09

