03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $6,000.00

Affiant

Subscribed and sworn to before me, this 24th day of January, 2006.

Notary Public
My commission expires: 02/22/09

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON TN

Davidson County DEEDWARR
Recvd: 02/02/06 15:14 2 pgs
Fees:13.00 Taxes:22.20
20060202-0013297

03-0601-33322

Address of New Owner:	Send Tax Bills to:	Tax Information
Thomas Roberts 4967 Walden Road Greenbriar, TN 37073	New Owner	060-13-0-065.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Shirley A. Redmond, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Thomas Roberts, hereinafter called the Grantee, its 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. Reserved Parcel A, on the Plan of Section One, Second Addition, Trinity Hills Village, of record in Book 4175, Page 79, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property vested in Herbert H. Redmond and Shirley A. Redmond, by Final Decree Confirming Sale from Clerk & Master, dated January 25, 1990, of record in Book 8053, Page 72, Register's Office for Davidson County, Tennessee. Herbert H. Redmond having since died.

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 Old Matthews Road, Nashville, TN

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 heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 24th day of January, 2006.

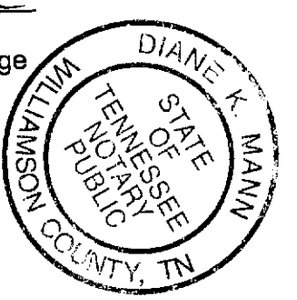
Shirley A. Redmond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 24th day of January, 2006.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09