WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/22/06 08:49 3 pgs
Fees:18.00 Taxes:394.05
20060222-0020427

SHELIA BRIZENDINE
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires JUNE 8, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February 2006

Shelia Brizendine
Notary Public

MY COMMISSION EXPIRES: 6-8-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph A. Pedro (NAME)	Countrywide Home Loans (NAME)	MAP 18-16
331 Moncrief Avenue (ADDRESS)	750 Old Hickory Blvd. Ste 180 (ADDRESS)	PARCEL 211
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Renee Young Roberts, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph A. Pedro

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:

Parcel 1:
LAND in the Tenth Civil District of Davidson County, Tennessee. All except the southerly ten feet of Lot #29 on the map of Moncrief Subdivision of the Allen Mathes' lands as shown by survey of Erie Drake County Surveyor of Davidson County, Tennessee.

Said Northerly part of Lot #29 fronts 50 feet, 10 feet North of the North side of Moncrief Avenue and runs back on East line 288.7 feet and runs back on the West side 305.4 feet and shows 53.7 feet on the back side being the same Property as of record in Book 1082, Page 667, Register's Office for Davidson County, Tennessee.

Parcel 2:
Being the easterly 25 feet of Lot No. 30 of the Moncrief Subdivision of the Allen Mathes Lands, as shown by survey of Erie Drake, County Surveyor for the Davidson County, Tennessee said 25 feet of Lot 30 runs back 322 feet on its westerly margin and approximately 314 feet on its easterly margin.

Being the same property conveyed to Renee Young Roberts by Warranty Deed from James T. Evenson, unmarried, dated June 15, 2005, of record by Instrument No. 20050624-0072987 in the Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 331 Moncrief Avenue, Goodlettsville, TN 37072
(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 16th day of February, 2006

Renee Young Roberts

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 Renee Young Roberts, a married person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 16th day of February, 2006.

Commission expires 9/12/07

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

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

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

This is not the Principal Residence of the Grantor.