State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is **$ 104,900.00**

Amanda Hardine Affiant

Subscribed and sworn before me this the **15th Day of March, 2006**

SUSAN MAGNUSON
Notary Public At Large
RUTHERFORD COUNTY, TN

Notary Public
My Commission Expires: 9/17/07

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 700
Lavergne, TN 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Linda Roberts	**920 Carolyn Avenue**	**America's Wholesale Lender**
920 Carolyn Avenue	**Nashville, Tennessee 37216**	**750 Old Hickory Blvd # 180**
Nashville, Tennessee 37216		**Brentwood, Tennessee 37027**
	Map 72-9 Parcel 334	

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged

DAVID THOMAS FRANCIS, UNMARRIED

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

LINDA ROBERTS, UNMARRIED

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** COUNTY, TENNESSEE, more particularly described as follows:

Being Lot 96, on the Map of Irvington of record in Book 843, page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 96, fronts 60.0 feet on the southerly side of Carolyn Avenue and runs back between parallel lines 170.5 feet to a dead line.

Being the same property conveyed to David Thomas Francis, unmarried by Warranty Deed from Vinnie L. Young Irrevocable Trust of record in Book 8985, page 724, Register's Office for Davidson County, Tennessee dated June 16, 1993.

Subject to all matters appearing of record in Plat Book 843, page 60, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 981, page 261, Register's Office for Davidson County, Tennessee.

Subject to any easement and/or restriction of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 03/22/06 13:22 2 pgs
Fees:13.00 Taxes:388.13
20060322-0032769

Executed this 15th **Day of March , 2006**

David Thomas Francis

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th **Day** of **March, 2006**, before me appeared

David Thomas Francis

To me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free and and deed. Witness my hand and official seal.

My Commission Expires 9/17/07

Notary Public

SUSAN MAGNUSON
Notary Public At Large
RUTHERFORD COUNTY, TN