261-213

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

This Instrument Was Prepared By:

Hugh W. Entrekin, esq.
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 05/03/06 10:48 2 pgs
Fees:13.00 Taxes:517.63

20060503-0051101

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 139,000.00

Affiant

Subscribed and sworn to before me, this 28 day of April, 2006.

Notary Public

My Commission Expires: ~~My Commission Expires~~ October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Ryan A. Nichols 5028 Ashley Drive Nashville, TN 37211	Taylor, Bean & Whitaker Mtg. 1417 N. Magnolia Ave. Ocala, FL 34475	161-02-0 16.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Donald P. Roberts and wife, Hillery W. Roberts, Trustees of the Roberts Family Revocable Living Trust Agreement**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Ryan A. Nichols and wife, Daniela C. Nichols**, individuals hereinafter called the Grantees, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 39 on the Plan of McMurray Hills, of record in Book 3700, Page 5, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Donald P. Roberts and Hillery W. Roberts, Trustees of The Roberts Family Revocable Living Trust Agreement by Deed from David J. Stanford and wife, S. Kay Stanford of record in Instrument No. 20030605-0077969, Register's Office for Davidson County, Tennessee.

This property is made subject to the following:

1. 2006 County Taxes a lien, not yet due and payable.

2. Plan of record in Plat Book 3700, Page 5, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained of record in Book 3882, Page 846, Register's Office for Davidson County, Tennessee.

This is improved property known as: 5028 Ashley Drive Nashville, TN 37211.

Note: This is a corner lot a/k/a 610 McMurray Drive.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my hand this 28th day of April, 2006.

By: Donald P. Roberts

Donald P. Roberts, Trustee

By: Hillary W. Roberts

Hillery W. Roberts, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, Kirk C. Waite, a Notary Public in and for said County and State, the within named Donald P. Roberts and Hillery W. Roberts, Trustees of The Roberts Family Revocable Living Trust Agreement, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, on this 28 day of April, 2006.

Kirk C. Waite
NOTARY PUBLIC

KIRK C. WAITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires
Jan. 24, 2009

My Commission Expires: _____