PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 06/01/06 15:02 2 pgs
Fees:13.00 Taxes:2072.00
20060601-0064637

W & I Ref:(dm) Title No: 47902
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Glen Roberts Donna Roberts 156 Valley Forge Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 116080G15600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$560,000.00** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peter T. Loosen, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Glen Roberts and spouse, Donna Roberts** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

Land in Davidson County, Tennessee, being Lot No. 156 on the Plan of Revised Sugartree, Phase 3 of record in Book 5050, page 67 through 71, amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, Register's Office for said County.

Said Lot No. 156 fronts 62.31 feet on the southerly margin of Valley Forge and extends back 96.53 feet on the easterly line and 88.29 feet on the westerly line to a broken line in the rear being an access and public utility easement measuring 59.08 feet thereon.

Being the same property conveyed to Peter T. Loosen and Laura D'Angelo Loosen by deed from Paula F. Pierce and husband, George E. Pierce of record in Book 6871, page 315, said Register's Office. The said Peter T. Loosen and Laura D'Angelo Loosen have since divorced. By Quitclaim Deed of record in Doc. No. 20011127-0128929 Register's Office for said County, Laura Jeanne D'Angelo, formerly Laura D'Angelo Loosen conveyed her interest in subject property to Peter Thomas Loosen.

Sophie Ross Loosen, spouse of Peter T. Loosen joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5050, Pages 67 through 71 amended in Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468, Book 5238, Page 93, said Register's Office, which Plan shows a 10 foot minimum building setback line from Valley Forge, and a portion of the easterly line. The Declaration of Covenants, Conditions and Restrictions of record in Book 4857, page 157, Book 4874, page 463, Book 4911, page 356, Book 4906, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 11758, page 466, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 156 Valley Forge, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of May, 2006.

Peter T. Loosen

Sophie ~~Ross Loosen~~

State of TENNESSEE
County of DAVIDSON

On this 31st day of May, 2006 , before me the undersigned authority, personally appeared Peter T. Loosen and Sophie Ross Loosen, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $560,000.00

Affiant

Sworn and subscribed before me this the 31st day of May, 2006

My Commission Expires: _____

DEBRA MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Notary Public