LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 22[illegible]
NASHVILLE, TN 37[illegible]

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,100,000.00.

Nicholas Greco
Affiant

Subscribed and sworn to me on May 30, 2006

NOTARY PUBLIC

My Commission Expires:

My Commission Expires JULY 21, 2007

Davidson County DEEDWARR
Recvd: 06/06/06 13:58 2 pgs
Fees:13.00 Taxes:4070.00

20060606-0066897

THIS INSTRUMENT WAS PREPARED BY:

John Palmer Webb, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
LaTashia C. Lindsay 4421 Shepard Place Nashville, TN 37205	Sun Trust Mortgage P.O. Box 79041 Baltimore, MD 21279-0041	130-6-43.01

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Martin S. Roberts, III, married, and Meredith Roberts Henry, married, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto LaTashia C. Lindsay and husband Brett E. Lindsay, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Map showing the Subdivision of Lots No. 12 and 14 and resubdivision of Lots 10 and 11 of Belle Meade No. 2 of record in Book 421, page 112, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more complete description thereof.

Being the same property conveyed to Meredith C. Roberts and Martin S. Roberts, III, as tenants in common, by Quitclaim Deed dated July 11, 2005 from Ann V. Roberts, Meredith Roberts Henry, and Martin Smith Roberts, III, Co-Trustees of the Martin S. Roberts, Jr. Family Trust and further conveyed by Ann V. Roberts, Meredith Roberts Henry, and Martin Smith Roberts, III, Co-Trustees of the Martin S. Roberts, Jr. Marital Trust of record in Instrument No. 20050727-0087734, Register's Office for Davidson County, Tennessee.

Being further the same property conveyed to Meredith Roberts Henry and Martin S. Roberts, III, as tenants in common by Quitclaim Deed dated July 11, 2005 from Ann V. Roberts, Executrix of the Estate of Martin S. Roberts, Jr., of record in Instrument No. 20050713-0081277, Register's Office for Davidson County, Tennessee. Martin S. Roberts, Jr. died testate, devising his property to Ann V. Roberts, Martin S. Roberts, III and Meredith Roberts Henry as co-trustees of the Martin S. Roberts, Jr. Family Trust and the Martin S. Roberts, Jr. Marital Trust. The estate was probated in the Probate Court for Davidson County, Tennessee as case # 02P-1346.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County and subsequent taxes are assumed by the Grantees; and

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 4421 Shepard Place, Nashville, TN 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, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons whomsoever. Delia Elizabeth Roberts and Mark Henry join in this conveyance to transfer whatever marital interest in the property they may have. 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 our hands on May 30, 2006.

Martin S. Roberts, III

Meredith Roberts Henry

Delia Elizabeth Roberts

Mark Henry

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 30, 2006, before me personally appeared Martin S. Roberts, III, Meredith Roberts Henry, Delia Elizabeth Roberts and Mark Henry, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on May 30, 2006.

NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE