WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 28, 2007

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 28, 2007

THIS INSTRUMENT WAS PREPARED BY
A & R Title and Closing, Inc.
907 Rivergate Parkway Ste D-1
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 07/07/06 12:33 2 pgs
Fees:13.00 Taxes:425.50
20060707-0081762

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Cain Roberts	Joshua Cain Roberts	86120033OO
(NAME)	(NAME)	
1216 Tulip Grove Road	1216 Tulip Grove Road	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(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, Sherry O. Edwards and husband, Robert C. Edwards, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joshua Cain Roberts Unmarried, 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:

SEE ATTACHED EXHIBIT A

Subject to all matters appearinbg on the plan of record in Plat Book 5200, page 161 and amended in 6890, page 694, said Register's Office.

This is improved (unimproved) X property, known as 1216 Tulip Grove Road, Hermitage, TN 37076
(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 our hands this 28th day of June, 2006.

Sherry O. Edwards

Robert C. Edwards

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 Sherry O. Edwards and husband, Robert C. Edwards to me known to be the person(s) described in and who executed the foregoing instrument, and who upon oath acknowledge that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at Goodlettsville, Tennessee this 28th day of June 2006.

Commission expires:

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 28, 2007

EXHIBIT A

Property commonly known as: 1216 Tulip Grove Rd. Hermitage, Tennessee 37076, County of Davidson

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson county, Tennessee, being Lot No. 33, on the plan of Hermitage Woods Section 3A, as shown on plat of record in Plat book 5200, page 161, and as amended in book 6890 page 64, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more Particular description.

Being the same property conveyed to Sherry O. Edwards and husband Robert C. Edwards by deed from James W Brown and Darlene M Brown Husband and wife dated 06/15/01 and filed of record in Instrument Number 199912280307650, said Register's Office

SOE
RCE