State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $209,000.00.

Affiant

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

Notary Public:

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008

Davidson County DEEDWARR
Recvd: 10/02/06 08:37 2 pg:
Fees:13.00 Taxes:773.30
20061002-0121137

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Harold H. Roberts, III and Stephanie F. Roberts 2717 Call Hill Road Nashville, TN 37211	New Owners	172-12-O-B-123-CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kevin Applegate and Cynthia Toon now being married and known as Cynthia Applegate, as joint tenants with right of survivorship,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Harold H. Roberts, III and wife, Stephanie F. Roberts,** hereinafter called the Grantees, their 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. 446 on the Plan of Bradford Hills Section 7 of record in Plat Book 7900, Page 337 and 338, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Kevin Applegate, unmarried and Cynthia Toon, unmarried as joint tenants with the right of survivorship by Warranty Deed from Peter Gregory Condiles and wife, Brenda R. Condiles, dated April 22, 1998, recorded April 30, 1998 in Record Book 10907, Page 718, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the 2006 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 7900, Page 337 & 338, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Book 8071, Page 520, Register's Office for Davidson County, Tennessee.

Quitclaim Deed for common areas conveyed to Homeowners Association of record in Book 8154, Page 304 and Book 9779, Page 672, Register's Office for Davidson County, Tennessee.

Agreement with Southern Bell in Book 1113, Page 606 and Book 1318, Page 441, Register's Office for Davidson County, Tennessee.

PUD Boundary in Plat Book 7900, Page 6, Register's Office for Davidson County, Tennessee.

Sanitary Sewer easement set forth in the instrument recorded in Book 7690, Page 260 and Book 8377, Page 808, Register's Office for Davidson County, Tennessee.

Easement for Water Mains set forth in the instrument recorded in Book 8377, Page 769, Register's Office for Davidson County, Tennessee.

This property is a part of a Planned Unit Development, subject to rights of others in and to common areas/elements, subject to lien for special assessment contained in DCCR's/Master Deed.

By-Laws of record in Book 8071, Page 531, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Record Book 8069, Page 170 and Book 8522, Page 853, Register's Office for Davidson County, Tennessee.

2006 Davidson County taxes $1,770.53 not yet due and payable.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 2717 Call Hill Road, Nashville, TN 37211

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 28th day of September, 2006.

Kevin Applegate

Cynthia Applegate

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 Kevin Applegate and Cynthia Applegate, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of September, 2006.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, Tn 37075