This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 11/07/06 13:22 2 pgs
Fees:13.00 Taxes:617.90
20061107-0138605

ADDRESS NEW OWNER:
Richard D. Roberts
2820 Gaywinds Court
Nashville, Tennessee 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First Horizon Home Loan Corp.
1602 W Northfield Blvd #300
Murfreesboro, TN 37129

MAP 62-11
GROUP
PARCEL 28

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Evelyn P. Sellers, unmarried (formerly known as Evelyn P. Brown),** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Richard D. Roberts and Jay M. Louviere,*** 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:

* Both Unmarried

Land in Davidson County, Tennessee, being Lot No. 207 on the Plan of Section 5, Sutherland Heights, of record in Plat Book 2900, page 1, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Charlie T. Brown and wife, Evelyn P. Brown by deed from Ray V. Drake and wife, Mary H. Drake of record in Book 4327, page 50, Register's Office for Davidson County, Tennessee. Charlie T. Brown is now deceased. Evelyn P. Brown remarried, becoming Evelyn P. Sellers. Her husband, Hayden Sellers is now deceased.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **2820 Gaywinds Court, Nashville, Tennessee 37214.**

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, GRANTORS do covenant with the said GRANTEES 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 GRANTEES, and 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 my hand this the _____ day of **November, 2006.**

Evelyn P. Sellers Malcolm E. Patton

Evelyn P. Sellers by Malcolm E. Patton as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Malcolm E. Patton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the **Attorney-in-fact for Evelyn P. Sellers**, and that as said Attorney-in-fact he executed the within Warranty Deed for the purposes therein contained by signing the name of Evelyn P. Sellers as her free act and deed.

WITNESS my hand and official seal this 2nd day of November, 2006.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $107,000.00.

AFFIANT

Subscribed and sworn to before me on this 3rd day of November, 2006.

Carol A. Clawson

NOTARY PUBLIC

My Commission Expires: 3-20-10.

CAROL A. CLAWSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON