Return to JTC
#20163

BOX 14-A

Davidson County DEEDWARR
Recvd: 11/16/06 08:51 5 pgs
Fees:28.00 Taxes:662.30
20061116-0142194

**This Instrument Was Prepared By:**
**BAKER, CAMPBELL & PARSONS**
**Attorneys At Law**
**200 Fourth Avenue North, Suite 1000**
**Nashville, TN 37219**

| **Address New Owners As:** | **Send Tax Bills To:** | **Tax Map & Parcel Number:** |
|---|---|---|
| David S. & Nicole K. Roberts<br>108 Brattlesboro Drive<br>Nashville, TN 37204 | SunTrust Mortgage, Inc.<br>P. O. Box 79041<br>Baltimore, MD 21279-0041 | 132 09 0A 008.00 |

---

## GENERAL WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **DAVID BATE PARSONS** and wife, **MARY THERESA BALL** (hereinafter collectively referred to as the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **DAVID S. ROBERTS** and wife, **NICOLE K. ROBERTS** (hereinafter collectively referred to as the "Grantees"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantors, if any, in and to any easements and rights-of-way adjoining, abutting, or benefitting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being hereinafter collectively referred to as the "Property").

**TO HAVE AND TO HOLD** the Property to the Grantees, their successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B which is attached hereto and made a part hereof by this reference.

The Grantors covenant that the Grantors are lawfully seized and possessed of the Property; that the Grantors have full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances, except as herein set forth; and the Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the same.

Whenever in this instrument the terms Grantors and Grantees are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

**IN WITNESS WHEREOF**, the Grantors have executed this deed on this 15th day of November, 2006.

**David Bate Parsons**

**Mary Theresa Ball**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $179,000.00.

**Affiant**

Subscribed and sworn to before me, this the 15th day of November, 2006.

**Notary Public For The State Of Tennessee**
My Commission Expires: March 22, 2009

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 David Bate Parsons, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and notarial seal at office, this 15th day of November, 2006.

**Notary Public For The State Of Tennessee**
My Commission Expires: March 22, 2009

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 Mary Theresa Ball, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and notarial seal at office, this 15th day of November, 2006.

**Notary Public For The State Of Tennessee**
My Commission Expires: March 22, 2009

**Exhibit A**

**Property Description**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 108 on the Plan of Brattlesboro, of record in Book 5800, Page 225, in the Register's Office for Davidson County, Tennessee, and to which plan and record thereof are incorporated herein and made a part hereof for a more complete and accurate description of the subject property.

Being the same property conveyed to David Bate Parsons and wife, Mary Theresa Ball, by deed from Margaret J. Langstaff, of record in Book 6978, Page 733, in the Register's Office for Davidson County, Tennessee.

**Exhibit B**

**Exceptions**

1. Restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws for Brattlesboro Condominiums, of record in Book 6092, Page 184, in the Register's Office for Davidson County, Tennessee.

2. Easement agreement between Brattlesboro Homeowners Association, Inc., and David Bate Parsons and wife, Mary Theresa Ball, of record in Book 8791, Page 97, in the Register's Office for Davidson County, Tennessee.