WARRANTY DEED

B-KMG-06-1927

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF December, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow (RTE)
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brittni Lincoln	Brittni Lincoln	
568 Valleywood Drive (ADDRESS)	(NAME) 568 Valleywood Drive (ADDRESS)	07301001800
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHRISTOPHER M. ROBERTS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRITTNI LINCOLN AND HUSBAND, CHRISTOPHER DICKERSON, hereinafter called the Grantee(s), their heirs and assigns, that 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. 22, of Block "G" on the Map of Country Club Estates of record in Book 843, page 95, Register's Office for said County.

Said Lot No. 22 fronts 100 feet on the northerly side of Williams Ferry Road and runs back between lines, 312 feet on the westerly line and 234.5 feet on the easterly line to the South line of Lot No. 25 on which it measures 62.5 feet.

Together with all rights in connection with an easement for a 1/2 inch water main along the southeast boundary of Lot 16 of Block "G" of said Subdivision for the use and benefit of Lot 22 of Block "G" as granted by instrument of record in Book 1260, page 494, said Register's Office.

Being the same property conveyed to Christopher M. Roberts, unmarried by Warranty Deed from Jodi Ainsworth, married of record in Instrument No. 200405100052904 on April 30, 2004 and filed for record on May 10, 2004, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements as shown of record including those in Plat Book 843, Page 95 and easements of record in Book 1260, Page 494, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1927 Riverwood Drive, Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 8th day of December, 2006.

Christopher M. Roberts by Joan Richardson, Attorney-in-Fact

attorney-in-fact

Davidson County DEEDWARR
Recvd: 12/14/06 11:03 2 pgs
Fees:13.00 Taxes:906.50

20061214-0154209

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 8th day of December 2006, before me personally appeared Joan Richardson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Christopher M. Roberts, and acknowledged that he/she/they executed the same as his/her/their free act and deed by virtue of that Power of Attorney recorded _____ in Instrument No. _____ in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 8th day of December, 2006.

Shaune Daniels
NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES: November 23, 2009

SHAUNE DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title And Escrow (RTE)
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903