Davidson County DEEDWARR
Recvd: 04/09/07 09:27 2 pgs
Fees:13.00 Taxes:995.30
20070409-0041492

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Allen Z. Roth
Cynthia B. Roth
1714 B Villa Place
Nashville, TN 37212

SEND TAX BILL:
National City Bank
P.O. Box 8800
Dayton, OH 45401-8800

MORTGAGEE:
National City Mortgage
5775 Glenridge Drive Bldg B Suite 290
Atlanta, GA 30328

MAP AND PARCEL:
MAP 104-8-O-J
PARCEL 2 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Marsha Williams, unmarried**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Allen Z. Roth and wife, Cynthia B. Roth**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 1714-B, together with the appurtenant interest in the common elements of the 1714 Villa Place Townhomes, a Horizontal Property Regime with Private Elements established by Master Deed of record in Instrument No. 20030825-0123190, amended in Instrument No. 20060710-0082607, Register's Office for Davidson County, Tennessee, said unit being depicted on the Townhome Site Plan attached as Exhibit "C" to the aforementioned Master Deed.
>
> Being part of the same property conveyed to Marsha Williams by deed from Thomas H. Ware, Successor Trustee of the Jonathan David Shearon and Daniel Martin Shearon Trust, dated March 1, 2002, of record in Instrument No. 20020318-0033629, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1714 B Villa Place, Nashville, TN 37212.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and

forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 30th day of March, 2007.

Marsha Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Marsha Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this30th day of March, 2007.

Notary Public

My Commission Expires: 01/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $269,000.00.

AFFIANT

Subscribed and sworn to before me
this 30th day of March, 2007.

NOTARY PUBLIC

My Commission Expires: ~~01/24/09~~ 3-20-10

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee