THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR	MAP-PARCEL NOS.
DEREK B. ROBERTS	PAYMENT OF REAL PROPERTY TAXES:	
1612 BERRYWOOD RD.	Same as New Owner	Map: 72-08
NASHVILLE, TN 37216		Parcel: 93

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, VIRGINIA M. WERRBACH and SANDRA LEE SELLERS, being all of the heirs at law and beneficiaries of the estate of KENNETH KING McRAE, deceased, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto DEREK B. ROBERTS, an unmarried man, his heirs or assigns, hereinafter referred to as the "GRANTEE", a 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. 2 on the Plan of Geneiva Heights, Section 2 as of record in book 2854, page 106, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 2 fronts 90 feet on the southeasterly side of Berrywood Road and extends back 296.3 feet on the northeasterly and 239.9 feet on the southwesterly line to a dead line measuring 104.4 feet thereon.

Being a part of the real property conveyed to Maddux Construction Company, Inc. by three deeds of record in Book 2926, Page 161, Book 2964, Page 264, and Book 3099, Page 267, Register's Office for Davidson County, Tennessee. And, being the same property conveyed to Kenneth King McRae and wife Martha C. McRae by deed of record in Book 3220, Page 473, said Register's Office. And, being the same property vested in VIRGINIA M. WERRBACH and SANDRA LEE SELLERS, by Affidavit of Heirship filed simultaneously herewith for record as Instrument # X, said Register's Office.

The mailing address for the said property is 1612 Berrywood Road, Nashville, TN 37216.

X20070410-42576

Davidson County DEEDWARR
Recvd: 04/10/07 12:31 3 pgs
Fees:18.00 Taxes:510.60

20070410-0042577

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, his heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2007, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

And, we, the GRANTORS, 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, his heirs and assigns, against the lawful claims of all persons whomsoever.

BERNARD L. WERRBACH, JR., husband of VIRGINIA M. WERRBACH, and STEVEN SELLERS, husband of SANDRA LEE SELLERS, join in this conveyance to convey any and all right, title and interest in the real property described herein, marital or otherwise.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

VIRGINIA M. WERRBACH

SANDRA LEE SELLERS

BERNARD L. WERRBACH, JR.

STEVEN SELLERS

"GRANTEE"

DEREK B. ROBERTS
(AN UNMARRIED MAN)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIRBINIA M. WERRBACH, SANDRA LEE SELLERS, BERNARD L. WERRBACH, JR, STEVEN SELLERS and DEREK B. ROBERTS with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 6th day of April, 2007.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $138,000.00.

Affiant

Sworn to and subscribed before me, this the 6th day of April, 2007..

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2009