WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/17/07 10:49 3 pgs
Fees:18.00 Taxes:481.00

20070817-0098486

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Marilyn Randolph
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 2007

B Hodge
Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 10, 2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erika K. Lund (NAME)	First Tennessee Home Loans (NAME)	MAP 072-15
208 McKennell Drive (ADDRESS)	1555 W. Walnut Hill Lane,Ste 200 (ADDRESS)	PARCEL 292
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Irving, TX 75038 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bryan L. Roach and wife, Jennifer R Roach

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Erika K. Lund, an unmarried woman

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:

TRACT 1:
LAND in Davidson County, Tennessee, Being Lot No. 2 on the Plan of the resubdivision of part of Lots 23 and 24 of Sharpe & Horn's 6th Addition and being of record in Book 3842, Page 211, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 fronts 60 feet on the Northerly side of McKennell Drive and extends back between lines 189.0 feet on the Westerly line and 190.1 feet on the Easterly line to a dead line in the rear on which it measures 60 feet.

TRACT 2:
LAND in Davidson County, Tennessee, Being Lot No. 3 on the Plan of the resubdivision of part of Lot 24 of Sharpe & Horn's 6th Addition and being of record in Book 3842, Page 211, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 65 feet on the Northerly side of McKennell Drive and extends back between lines 190.1 feet on the Westerly line and 191.3 feet on the Easterly line to a dead line in the rear on which it measures 65 feet.

CONTINUED

unimproved ( )
This is improved (X) property, known as 208 McKennell Drive, Nashville, TN 37206
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand s this 15th day of August, 2007

Bryan L. Roach
Bryan L. Roach

Jennifer R. Roach
JenniferRRoach

LEGAL DESCRIPTION CONTINUATION

Being the same property conveyed to Bryan L. Roach by Warranty Deed dated November 22, 2005, from the Estate of Cordell B. Roberts, Deceased by John E. Clemmons, Administrator, of record by Instrument No. 20051207-0147315 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

Jennifer R Roach joins in this conveyance for the purpose of conveying all right, title and interest in and to said property, marital or otherwise.

Jennifer Roach and Jennifer R. Roach is one and the same person.

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 Bryan L. Roach and wife, Jennifer R. Roach

the bargainor S, 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 and official seal at Goodlettsville, Tennessee, this 15th day of August, 2007.

Commission expires 9/11/07

DANIEL W. SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public