PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS. 109 WESTPARK DRIVE, SUITE 330 BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,500.00.

Deborah L Cable
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this.

E. Mannix
Notary Public

My Commission Expires: 11-22-10

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/17/07 13:07 2 pgs
Fees:13.00 Taxes:978.65
20070817-0098591

ADDRESS NEW OWNER(S) AS FOLLOWS:
David Albert Roberson Jr. and Deborah Armstrong Roberson

205 Brattleboro Place
Nashville, Tennessee 37204

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

132-9-0-C-205-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Richard F. Byrd, a married man hereinafter referred to as Grantors, hereby transfers and conveys to David Albert Roberson Jr. and Deborah Armstrong Roberson, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 205 on the Plan of Brattlesboro Condominiums, plat being an exhibit to the Master Deed of record in Book 7454, Page 414, also being Lot 2, a Resubdivision of Tract 4, Oak Hill Subdivision No. 1, of record in Book 6050,
Page 310, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to RICHARD F. BYRD, unmarried by deed from KIMBERLY B. JOHNSON, an unmarried woman of record in Instrument 200501210007898 on 01/18/2005 and filed for record on 01/21/2005, Register's Office for said County.
Said property was never the primary residence of Carol Ann Byrd.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 6050 and Page 310, Register's Office of said County.

Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Book 7454 and Page 414, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Master Deed of record in Book 7454, Page 414 and Book 7456, Page 853, Register's Office of Davidson County, Tennessee.
By-Laws of record in Book 7454, Page 422, Register's Office of Davidson County, Tennessee.
Arbitration Agreement of record in Book 8438, Page 206, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 205 Brattleboro Place, Nashville, TN 37204.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 19th day of August, 2007.

RICHARD F BYRD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Richard F. Byrd, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV 8, 2008

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