THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Sterling Title Services

2672 North Mt. Juliet Road

Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 11/27/07 12:46 2 pgs
Fees:13.00 Taxes:543.90

20071127-0137658

Address New Owner(s)
Susan E. Brown
2105 Lakeshore Dr.
~~Unknown~~
Old Hickory, TN 37138

Send Tax Bills To:
New Owner
2105 LakeshoreDrive
Old Hickory, TN 37138

Map & Parcel Nos.:
053 08 0A 013.00 CO

WARRANTY DEED

THIS INDENTURE, made and entered into this 13 **day of** November, 2007, by and between **Randy A. Roth**, joined by his wife Lori roth party of the first part, and **Susan E. Brown**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED FORTY SEVEN THOUSAND AND 00/100 DOLLARS ($147,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Old Hickory, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit No. 2105 of Lakeshore Point Condominiums, Phase One, created under Title 66, Chapter 27, Section 101 et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 11053, PAge 748, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit. Reference is hereby made to the Plat of Lakeshore Point Condominiums, Phase One, of record in Plat Book 9700, Page 704, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Randy A. Roth from Raleigh Glen Wiser and wife, Susan L. Wiser by deed dated September 23, 2003, of record in Instrument No. 20031007-0147854 in the records for Davidson County, TN.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

WITNESS the signature of the said party of the first part the day and year first above written.

Randy A. Roth

Lori Roth

STATE OF TENNESSEE, COUNTY OF Wilson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Randy A. Roth and Lori Roth** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 13th **day of** November, 2007.

Keri Duncan
State of Tennessee Notary Public
Davidson County

My commission expires: 5/2/2011

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $147,000.00, which amount is equal to or ~~greater~~ than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 13th **day of** November, 2007.

PROPERTY ADDRESS:
2105 Lakeshore Drive
Old Hickory, TN 37138

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
November 22, 2008