Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 12/14/07 12:34 2 pgs
Fees:13.00 Taxes:462.50

20071214-0144039

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

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

Notary Public
My commission expires: 4-19-2010

04-0711-53126

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Ana L. Rios	MAGNA BANK	165-13-0-A 192.00CO
4409 Stoneview Drive	6525 Quail Hollow, Suite 300	
Antioch TN 37013	Memphis, TN 38120	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Melody K. Roberts and Garnet D. Roberts, wife and husband, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ana L. Rios, an unmarried woman, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in ~~Rutherford~~ County, State of Tennessee, described as follows: to- wit:

*DAVIDSON **DAVIDSON

Land in ~~Rutherford~~ County, Tennessee, being Lot No. 374, on the Plan of Section Eight, Peppertree Forest, a Planned Unit Development, of record in Plat Book 7900, Page 652, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Melody K. Roberts and Garnet D. Roberts, wife and husband by deed from Charles D. Sherrell and wife, Jacqueline B. Sherrell, dated July 1, 1998, recorded July 2, 1998, of record in Book 11005, Page 128, Register's Office for Rutherford 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.

This property is improved property known as 4409 Stoneview Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of November, 2007.

Melody K. Roberts

Garnet D. Roberts

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Melody K. Roberts and Garnet D. Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 30th day of November, 2007.

State of Tennessee at Large

My Commission expires 4-19-2010

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds