Davidson County DEEDWARR
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Fees:13.00 Taxes:555.00
20080122-0006702

THIS INSTRUMENT PREPARED BY:
M. Kevin Heffelman
Nippert & Nippert Attorneys
150 South Main Street
Ashland City, TN 37015
(615)792-1269

Name and Address of New Owners:

Samantha Roe, unmarried,
Michael Allison, unmarried
5761 Craft Road
Joelton, TN 37080

Persons Responsible for Taxes:

Same

Map/Parcel Number: / 029-00-0-240.00

WARRANTY DEED

For and in consideration of the sum of **One Hundred Fifty Thousand ($150,000.00) Dollars** cash in hand paid, the receipt of which is hereby acknowledged, I, **Bobby Bryant and wife, Tammy Bryant**, the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto the said **Samantha Roe, unmarried, and Michael Allison, unmarried** the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in the 1st formerly the 14th Civil District of Davidson County, Tennessee and described according to a survey made by Jack Conaster, Surveyor, dated April 22, 1966.
>
> Beginning at a point in the easterly margin of Craft Drive, said point being in a northerly property line of the John B. Aita lands; thence along a northerly line of the John B. Aita lands, North 88 deg. 50' East 350 feet to a point; thence South 7 deg. 00' West 375 feet to an iron pin; thence South 88 deg. 50' West 350 feet to an iron pin; thence North 7 deg. 00' East with a line, said line being the extension of the easterly margin of Craft Drive, 375 feet to the point of beginning and containing 3 acres.
>
> Being the same property conveyed to Bobby Bryant and Tammy Bryant by Warranty Deed from Bonnie Baggott Culp and Thomas T. Baggott, IV, dated March 17, 1998, of record in Book 10876, Page 809, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 5761 Craft Road, Joelton, TN 37080

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.

Whenever 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 hands this the 17th day of January, 2008.

GRANTOR:

Bobby Bryant

GRANTOR:

Tammy Bryant

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

On this 17th day of January, 2008, before me, M. Kevin Heffelman, personally appeared **Bobby Bryant and wife, Tammy Bryant**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledge that they executed the same as their free act and deed.

M. KEVIN HEFFELMAN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: July 27, 2010.

AFFIRMATION

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $150,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

1/17/08

Samantha Roe
Affiant/Grantee

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

On this 17th day of January, 2008 before me, M. Kevin Heffelman, personally appeared Samantha Roe, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledge that he/she executed the same as his/her free act and deed.

M. KEVIN HEFFELMAN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: July 27, 2010.