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THIS INSTRUMENT PREPARED BY:
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ATTORNEYS AT LAW
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FRANKLIN, TN 37065
Telephone (615) 790-2444
Fax (615) 261-1055

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $364,000.00

Alice Walker Rubenstein
Affiant

Sworn to and subscribed before me this 16 day of April, 2008.

Debbie Hall
Notary Public

My Commission Expires:

DEBBIE RUBENSTEIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.
My Commission Expires JUNE 12, 2011

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Katherine A. Seals	1120 Belvidere Drive	Owner	131 040 081.00
1120 Belvidere Drive	Nashville, TN 37204		
Nashville, TN 37204			

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Sixty-Four Thousand and 00/100 Dollars ($364,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **SHIRLEY J. ROOS and DONALD F. ROOS, wife and husband** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **KATHERINE A. SEALS, an unmarried woman** (Grantee), their heirs, successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

BEING a parcel of land composed of Lot No. 21 and the westerly 10 feet 7 inches of Lot No. 20 of Block 12 on the Map of College Park, as of record in Book 843, Page 29, Register's Office for said County.

Said lot and part of said lot adjoin and front together 62 feet more or less on the north side of Belvidere [sic] Drive and run back between lines, 185 feet 9 inches on the west line of Lot 21, and 170.96 feet, more or less, on the east line of Lot 20, to a dead line in the rear on which they measure 60.56 feet.

BEING the same property conveyed to Shirley J. Roos by Warranty Deed dated April 3, 2007 from Knucklehead Properties, LLC of record in Instrument No. 20070404-0040367, Register's Office for Davidson County, Tennessee.

The property is subject to:

1. Those matters set forth on the Plan of record in Plat Book 843, Page 29, Register's Office for Davidson County, Tennessee; and

2. Storm Sewer Easement of record in Book 3893, Page 162, Register's Office for Davidson County, Tennessee;

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title

Davidson County DEEDWARR
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Fees:13.00 Taxes:1346.80
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and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except by taxes for the year 2008 which are a lien but not yet due and payable to be paid by Grantee, applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and defend the title to said land to the said Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Donald F. Roos joins in the execution of this Warranty Deed to convey any and all right, title and interest he may have in the property by virtue of his marriage to Grantor, Shirley J. Roos.

WITNESS our hands this the 18th day of April, 2008.

Alice Walker / Atty in fact

SHIRLEY J. ROOS, by and through Alice Walker, Attorney-in-Fact

Alice Walker / Atty in fact

DONALD F. ROOS, by and through Alice Walker, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Debbie Rubenstein, the undersigned, a Notary Public, in and for said State and County, **Alice Walker,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the **Attorney-in-Fact for Shirley J. Roos and Donald F. Roos, wife and husband**, and who is authorized by **Shirley J. Roos and Donald F. Roos** to execute this instrument on behalf of **Shirley J. Roos and Donald F. Roos. Please see Power of Attorney to Convey Real Property of record in Instrument No.** 20080421004013 **, Register's Office for Davidson County, Tennessee.**

WITNESS my hand and official seal at Franklin, Tennessee, this the 18th day of April, 2008.

Debbie Rubenstein
NOTARY PUBLIC

My Commission Expires: 6-12-11

DEBBIE RUBENSTEIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JUNE 12, 2011