(1)

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***323,500.00.

Bonnie M. Nance
Affiant

Subscribed and sworn to before me this 21 st day of April, 2008.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Sanford M. Roberts, IV 5813 Vine Ridge Drive Nashville, TN 37205	BankTennessee 1125 West Poplar Avenue Collierville, Tennessee 38017	MAP 103-09-0 PARCEL 099.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Three Thousand Five Hundred and 00/100 Dollars ($***323,500.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, William R. Nance and wife, Bonnie M. Nance (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Sanford M. Roberts, IV and wife, Lauren Paxton Roberts, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 25 on the Plan of Hillwood Estates, Section One, of record in Plat Book 1835, page 117, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to William R. Nance, unmarried, and Bonnie A. Morris, unmarried, as Joint Tenants with Right of Survivorship, from Eric P. Johnson and wife, Julie S. Johnson, by Warranty Deed dated February 17, 2003, of record as Instrument No. 20030218-0020927, in the Register's Office for Davidson County, Tennessee; the said Bonnie A. Morris having since married William R. Nance is now known as Bonnie M. Nance.

This is improved property known as 5813 Vine Ridge Drive, Nashville, Tennessee 37205.

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.

Davidson County DEEDWARR
Recvd: 04/23/08 15:10 2 pgs
Fees:13.00 Taxes:1196.95
20080423-0041663

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, and have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees herein.

2. Matters, if any, shown on the Plan of Hillwood Estates, Section One, of record in Book 1835, page 117, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and/or easements, if any, contained in former instruments of record pertaining to the subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 21st day of April 2008.

William R. Nance

Bonnie M. Nance

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William R. Nance and Bonnie M. Nance, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 21st day of April, 2008.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY