After recording return to: Bell & Alexander Title Services, Inc.
4300 Sidco Drive, Suite 201
Nashville, TN 37204

Davidson County DEEDWARR
Recvd: 05/05/08 14:42 2 pg
Fees:13.00 Taxes:577.94
20080505-0046216

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $156,200.00

CHRIS A. REESE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me, this 30th day of April, 2008.

Notary Public
My commission expires: 9-19-09

06-0803-73009

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael J. Roberts	Countrywide Bank, FSB	63-16-0-B-215.00
1440 Aaronwood Drive	801 Crescent Centre Drive, Ste. 501	
Old Hickory TN 37138	Franklin, TN 37067	

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, Sean Michael Brennen and wife, Deana Marie Anderson-Brennen, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael J. Roberts and Timi L. Roberts, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 297, on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), of record in Book 6900, Pages 550, 551 and 552, and Certificate of Correction of record in Book 7462, Page 445, and by an Amendment to Change Name of record Book 8181, Page 112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sean Michael Brennen and wife, Deana Marie Anderson-Brennen by deed from Fox Ridge Homes, Inc., dated August 25, 1997, recorded August 29, 1997, of record in Book 10587, Page 859, Register's Office for Davidson 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 1440 Aaronwood Drive, Old Hickory, TN 37138

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 April, 2008.

Sean Michael Brennen

Deana Marie Anderson-Brennen

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sean Michael Brennen and Deana Marie Anderson-Brennen, 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 Mt. Juliet, TN, this 30th day of April, 2008.

Kathleen Tomlinson
Davidson

My Commission expires 1-17-2012

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012