Davidson County DEEDWARR
Recvd: 06/02/08 09:46 2 pgs
Fees:13.00 Taxes:773.30

20080602-0055577

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-08500276

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$209,000.00

Christine M. Stevens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
29th day of MAY, 2008

Notary Public

MY COMMISSION EXPIRES:

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN My Commission Expires OCT. 24, 2010

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **WILLIAM H. STEVENS** | **COUNTRYWIDE BANK,FSB** | **149-10-0-016.00** |
| **2350 RADER RIDGE ROAD** | **P.O. Box 660694** | |
| **ANTIOCH, TN 37013** | **Dallas, TX 75266-0694** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**STAN ROBERTS and wife, CHARLOTTE A. ROBERTS**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**WILLIAM H. STEVENS and wife CHRISTINE M. STEVENS**

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:

**Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 134 of Pebble Trail, Section Three, as of record in Plat Book 7900, page 149, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.**

**Being the same property conveyed to Charlotte A. Roberts, a one-half (1/2) undivided interest by Quitclaim Deed from Stan Roberts, a/k/a Stanley D. Roberts dated 3-23-04 and recorded 3-29-04 in Instrument No. 20040329-0034713, also being the same property conveyed to Stan Roberts by Warranty Deed from Harriet Howell White, dated 12-22-97 and recorded 12-29-97 in Book 10734, page 995, Register's Office for Davidson County, Tennessee.**

This is improved ( X) property known as **2350 RADER RIDGE ROAD, 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 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. 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 our hands this 29th day of MAY, 2008.

Stan Roberts by Houston Hill, Attorney in Fact
**STAN ROBERTS BY HOUSTON HILL, ATTORNEY IN FACT**

Charlotte A. Roberts by Houston Hill, Attorney in Fact
**CHARLOTTE A. ROBERTS BY HOUSTON HILL, ATTORNEY IN FACT**

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this 29 day of MAY, 2008.

Commission Expires:_____ _____
Notary Public

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STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2008.

Commission Expires:_____ _____
Notary Public

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STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 29th day of May, 2008, before me personally appeared Houston Hill to me known to be the person who executed the foregoing instrument in behalf of Stan Roberts and Charlotte A. Roberts as their Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Stan Roberts and Charlotte A. Roberts.

Witness my hand and official seal at Smyrna, Tennessee, this the 29th day of May, 2008.

Commission Expires:_____ _____
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010