WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/20/08 11:17 2 pg
Fees:13.00 Taxes:488.40
20080620-0063629

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $132,000.00.

Geraldine J. Hegwood
Affiant

Subscribed and sworn to me on June 13, 2008.

Todd A. Bricker
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC AT LARGE
Todd A. Bricker
My Commission Expires: May 22, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23077SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jody Roberts and John Dabrowiak 714 Moormans Arm Road Nashville, TN 37207	New Owner.	59-15-101

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William Hegwood and wife, Geraldine Hegwood, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Jody Roberts and John Dabrowiak, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 105, on the Plan of Haynes Manor, Section 1, as of record in Book 3600, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William Hegwood and wife, Geraldine Hegwood, by Deed dated February 28, 2007 from Anitras T. Russell, a single woman, of record as Instrument No. 20070301-0025544 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 3600, page 85, Register's Office for Davidson County, Tennessee.
4. Declarations/Restrictions in Book 3829, page 720, as amended in Book 3840, page 404, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 714 Moormans Arm Road, Nashville, TN 37207.

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 GRANTORS does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 on June 13, 2008.

William Hegwood

William Hegwood

Geraldine J Hegwood

Geraldine Hegwood

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 13, 2008, before me personally appeared William Hegwood and Geraldine Hegwood to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on June 13, 2008.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE