WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/25/08 10:22 2 pg
Fees:13.00 Taxes:1221.00

20080625-0065311

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $330,000.00.

Affiant

Subscribed and sworn to me on June 20, 2008.

NOTARY PUBLIC

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

1-24-09

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23321SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ashley W. Roberts 1713 Sweetbriar Avenue Nashville, TN 37212	Countrywide Bank FSB 801 Crescent Center Dr., Suite 510 Franklin TN 37067	117-04-73

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, Mark Paul Chalos and wife, Jennifer Chalos, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Ashley W. Roberts, unmarried, hereinafter called **"GRANTEE,"** her 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 the westerly one-half of Lot No. 261 on the Map of Belmont Land Company's Plan of record in Book 421, page 34, in the Register's Office for Davidson County, Tennessee.

Said portion of Lot No. 261 fronts 50 feet on the southerly side of Sweetbriar Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Mark Paul Chalos, single, by Deed from Carrie M. Pillow, single, of record in Book 11492, page 517, 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 map of record in Book 421, page 34, in the Register's Office for Davidson County, Tennessee.
4. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2007-1426, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
5. Subject to Neighborhood Conservation Zoning Overlay of record as Bill No. BL 2007-1407, Metro Clerk's Office for Davidson County, Tennessee, and

any restrictions imposed by the Metropolitan Historical Zoning Commission, not of record, pursuant to said Conservation Zoning Overlay.

This property is also known as improved property located at 1713 Sweetbriar Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE 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 does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 20, 2008.

Mark Paul Chalos

Jennifer Chalos

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 20, 2008, before me personally appeared Mark Paul Chalos and Jennifer Chalos, to me known (or proved to me on the basis of satisfactory evidence) to be the persons 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 20, 2008.

NOTARY PUBLIC

My Commission Expires:

DAVID B. HERBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
January 24, 2009
STATE OF TENNESSEE