Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
1318 Bedford Avenue, Suite 140
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,900.00

Rec Crabtree
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2008

Kate Rosenthal
Notary Public:

MY COMMISSION EXPIRES: 11/22/2010
(AFFIX SEAL)

Kate Rosenthal
State Of Tennessee
Notary Public
County of Sumner

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Martha Roberts	Franklin American Mortgage Company	Parcel ID:
202 Buck Run Drive	501 Corporate Centre Drive, Suite 400	122010A41400CO
Nashville, TN 37214	Franklin, TN 37067	

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

Charles G. Rooks and wife, Cindy L. Rooks

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Martha 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:

Land in Davidson County, Tennessee, being Unit No. 3 in Woodland Point, Phase X, a private element horizontal property regime (being the townhome area at Woodland Point), as described in and attached to the declaration of covenants, conditions, and restrictions of record in Instrument 200010110101044, amended by first supplementary in Instrument 200207250089575, and further amended by second supplementary of record in Instrument 200209040107261, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Charles G. Rooks and wife, Cindy L. Rooks, by deed from David L. King, unmarried, of record in Instrument 20060630-0078321, said Register's Office.

This conveyance is subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees, (2) all matters appearing in Instrument 200010110101044, Instrument 200207250089575, Instrument 200209040107261, said Register's Office, (3) Easement to Metro. of record in Book 8332, page 982 and Instrument 200004190039023, and (4) Landscape Easement of record in Instrument 200006120058346, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Instrument 200006070056981, Instrument 20001011-0101044, Instrument 20020725-0089575, and Instrument 20020904-0107261, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 202 Buck Run Drive, Nashville, TN 37214

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 31st day of July, 2008.

Charles G. Rooks

Cindy L. Rooks

Davidson County DEEDWARR
Recvd: 08/01/08 14:51 2 pgs
Fees:13.00 Taxes:554.63

20080801-0079476

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 Charles G. Rooks and Cindy L. Rooks, 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 31st day of July, 2008.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.