Bk 29

16414
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Davidson County DEEDWARR
Recvd: 08/04/08 12:52 2 pgs
Fees:13.00 Taxes:444.00
20080804-0079980

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map/Parcel:
Sterling Trust Company, Custodian P. O. Box 2526 Waco, TX 76702-2526	New Owner	07313007000

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, I/we, **Barbara A. Rolli, Executrix for the Estate of Guy Peery Roberts (aka Guy Perry Roberts)**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sterling Trust Company, Custodian FBO Deborah L. Leeper, Acct. #114089**, hereinafter called the Grantee(s), its 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. 18 on the Plan of Dugger Heights, Section 2, as of record in Book 1424, page 135, Register's Office for said County.

Said Lot No. 18 fronts 85 feet on the westerly side of Rosebank Avenue and runs back 250.3 feet on the northerly line and 250 feet on the southerly line, to a dead line, measuring 74.1 feet thereon.

BEING the same property conveyed to Guy Perry Roberts and wife, Mildred Elizabeth Roberts by Warranty Deed from Estelle Williams, dated August 22, 1977, and recorded in Book 5187, page 24, said Register's Office. The said Mildred Elizabeth Roberts having predeceased Guy Peery Roberts. Pursuant to an Order Approving Sale of Real Estate in the Seventh Circuit Court for Davidson County, Tennessee, No. 06P-503, authority is granted to Barbara A. Rolli, Executrix of the estate of Guy Peery Roberts to convey and transfer above described real property.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as: 1504 Rosebank Avenue, Nashville, TN 37206

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 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 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 28th day of July, 2008.

Barbara A. Rolli

Barbara A. Rolli, Executrix

STATE OF MICHIGAN:
COUNTY OF Oakland:

On this 28th day of July, 2008, before me personally appeared **Barbara A. Rolli, Executrix**, 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 at office.

Notary Public

LEEANN ZELIASKO
NOTARY PUBLIC OAKLAND CO., MI
MY COMMISSION EXPIRES Feb 20, 2009

LEEANN ZELIASKO NOTARY PUBLIC OAKLAND COUNTY, MI

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me this 31 day of July, 2008.

Notary Public

My Commission Expires

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2012