Davidson County DEEDWARR
Recvd: 10/10/08 11:10 2 pg
Fees:13.00 Taxes:915.64
20081010-0102758

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW08593

Send Tax Bills To:
Countrywide Bank, FSB
100 Mallard Creek Road, Ste 250
Louisville, KY 40207

New Owner is:
Dorsha N. James
1297 Campbell Road
Goodlettsville, TN 37072

MAP & PARCEL: 033-05-0A-002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **M. Eddie Roberson**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Dorsha N. James** , hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **1297 Campbell Road, Goodlettsville, TN 37072**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Revised Preliminary and Final Plat for Section I, Dawn Brooke Subdivision, of record in Instrument No. 20051005-0119998, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to M. Eddie Roberson, a married man, by Warranty Deed from Terry E. Wilkes, a married man, dated January 10, 2007 and recorded January 10, 2007 in Instrument No. 20070110-0004106, in the Register's Office of Davidson County, Tennessee. Also conveyed to Terry E. Wilkes from Thomas L. Cunningham, III by Warranty Deed dated August 5, 2004 and recorded August 9, 2004 in Instrument No. 20040809-0095896, said Register's Office.

Subject property is not the marital/primary residence of Grantor.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and his and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 3rd day of October, 2008.

GRANTOR(S):

M. EDDIE ROBERSON

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **M. Eddie Roberson** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 3rd day of October, 2008.

CONNIE S. MADDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 1/12/09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$247,470.00**.

AFFIANT

SWORN TO and subscribed before me this 3rd day of October, 2008.

NOTARY PUBLIC
My commission expires: 1/12/09

CONNIE S. MADDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY