BILL GARRETT, Davidson County
Trans:T20100009749 DEEDWARR
Recvd: 02/18/10 13:15 2 pgs
Fees:13.00 Taxes:333.00
20100218-0012431

This Instrument Prepared By:
STANLEY & BRATCHER, ATTORNEYS
100 West Main Street
McMinnville, TN 37110

JERRY W. ROBERTS and wife, JUNE M. ROBERTS

TO:

HOWARD L. ROBERTS

WARRANTY DEED
Map No. 161-16.08
Parcel No. 082.00

Address of Property:
5620 Fairhaven
Nashville TN. ~~37217~~
37211

Person and/or Entity Responsible for Paying Property Taxes:

H. Roberts
5620 Fairhaven
Nashville TN. 37211

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, we, JERRY W. ROBERTS and wife, JUNE M. ROBERTS, have this day and date bargained and sold and by these presents do hereby sell, transfer and convey unto HOWARD L. ROBERTS, in fee simple, a certain tract or tracts of land lying and being in the _____ Civil District of Davidson County, Tennessee, more fully described as follows, to wit:

Land in Davidson County, Tennessee, BEING Lot No. 273 on the Plan of Villages of Brentwood, of record in Book 6900, Page 316, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

This conveyance is subject to the following: All matters appearing on the Plan of record in Plat Book 6900, Page 316; Declaration of Covenants, Conditions & Restrictions of record in Book 6143, Page 11, and Book 7207, Page 251; all of record in the Register's Office for Davidson County, Tennessee.

For source of title, see Book 9836, Page 158, Register's Office, Davidson County, Tennessee.

Sellers are responsible for any and all back taxes.

TO HAVE AND TO HOLD the said tract or tracts of land together with all right, title, interest and appurtenances thereto belonging unto the said Grantee, in fee simple, forever.

And we do covenant with the said Grantee, in fee simple, that we are lawfully seized and possessed of the said land; that we have a good and lawful right to sell and convey the same; and the same is unencumbered.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the land unto the said Grantee, in fee simple, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands this the 11th day of December, 2009.

JERRY W. ROBERTS

JUNE M. ROBERTS

STATE OF TENNESSEE

COUNTY OF WARREN

Personally appeared before me, the undersigned Notary Public in and for the said State and County, the within named bargainor(s), JERRY W. ROBERTS and wife, JUNE M. ROBERTS, with whom I am personally acquainted and who acknowledged the execution of the foregoing instrument for the reasons therein contained.

IN WITNESS WHEREOF, I have set my hand and official seal at office this the 11th day of December, 2009.

NOTARY PUBLIC

My Commission Expires: 3-31-2010

CHRISTINE DAVID STATE OF TENNESSEE NOTARY PUBLIC WARREN COUNTY

The consideration for this transfer, or the value of the interest in property transferred, whichever is greater is 90,000.00.

Howard L. Roberts

Sworn to and subscribed before me this the 23 day of April, 2009.

PATRICIA A. HITCHCOCK STATE OF TENNESSEE NOTARY PUBLIC WARREN COUNTY

REGISTER/NOTARY PUBLIC

My Commission Expires: 01/14-2012

NOTICE: FAILURE TO PROPERLY RECORD THIS INSTRUMENT IN THE REGISTER OF DEEDS OFFICE COULD SERIOUSLY JEOPARDIZE YOUR RIGHTS. THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN OR AS TO THE ACCURACY OF THE DESCRIPTION AND/OR REFERENCES. THIS DEED PREPARED BASED UPON INFORMATION PROVIDED TO PREPARER.