BILL GARRETT, Davidson County
Trans:T20100014785 DEEDWARR
Recvd: 03/12/10 10:47 2 pgs
Fees:13.00 Taxes:2960.00
20100312-0019028

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50365
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Wesley A. Roberts Kelly L. Roberts 6409 Worchester Drive Nashville, Tennessee 37221	~~SAME~~ Regions Mortgage 2050 Parkway Ofc. Cir RCN 6 Birmingham AL 35244

TAX MAP-PARCEL NUMBERS: 15700006400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$800,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **H. Edward Jackson III and spouse, Elizabeth S. Jackson and SunTrust Bank Nashville, N.A. Trustee under Agreement dated Dec. 29, 1934 by Horace G. Hill for the benefit of Frances Hill Caldwell,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Wesley A. Roberts and spouse, Kelly L. Roberts** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Devonshire Manor, Section One, of record in Book 5200, pages 122 and 123, Register's Office for said County.

Being the same property conveyed to H. Edward Jackson, III and wife, Elizabeth S. Jackson by warranty deed from Hans J. Seezen and wife, Karen R. Seezen, dated Oct. 23, 2000 and recorded on Oct. 24, 2000 of record in Doc. No. 20001024-0105280, Register's Office for Davidson County, Tennessee as corrected by Deed of Correction of record in Doc. No. 20010105-0001891, said Register's Office. By Special Warranty Deed dated December 22, 2000 and recorded on January 5, 2001, of record in Doc. No. 20010105-0001892, said Register's Office, H. Edward Jackson, III and wife Elizabeth S. Jackson conveyed to SunTrust Bank, Nashville, N.A., Trustee under Agreement, dated Dec. 29, 1934 by Horace G. Hill for the benefit of Frances Hill Caldwell, previously referred to at H. Hill for the benefit of Frances Caldwell 1, a twenty-nine and eighty-six one-hundredths percent (29.86%) undivided interest as a tenant in common.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2010, and subsequent years; All matters shown on the Plan of record, with Owner's Certificate, of record in Book 5200 Pages 122 and 123, said Register's Office.

This is improved property, known as: 6409 Worchester Drive, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of March, 2010.

H. Edward Jackson III

Elizabeth S. Jackson

SunTrust Bank, Nashville, N.A., Trustee under
Agreement dated Dec. 29, 1934, by Horace G. Hill
for the benefit of Frances Hill Caldwell
By:

David P. Rogers, Vice President

State of TENNESSEE

County of DAVIDSON

On this 9th day of March, 2010 , before me the undersigned authority, personally appeared H. Edward Jackson III and Elizabeth S. Jackson , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

My Commission Expires: _____

Notary

State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, personally appeared **David P. Rogers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged and was identified as **Vice President** of SunTrust Bank Nashville, N.A., the within named bargainor, a corporation, and executed the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness by hand and official seal, at office in Tennessee this the 9th day of March, 2010.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

My Commission Expires: _____

Notary Public

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $800,000.00

Affiant

Sworn and subscribed before me this the 9th day of March, 2010

Notary Public

My Commission Expires: 7-25-12

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Wldoc: Deed Wty—12/92