BILL GARRETT, Davidson County
Trans:T20100016236 DEEDWARR
Recvd: 03/19/10 13:02 2 pgs
Fees:13.00 Taxes:555.00

20100319-0020820

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 17th day of March, 2010, by and between James Roberts, married, party of the first part, and Canary N Gipson, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

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

Land in Davidson County, Tennessee being Lot No. 75 on the Plan of Claymill Station, Phase 3, as of record in Book 6900, Page 648, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being all or part of the same property conveyed to James Roberts, by virtue of that certain Substitute Trustee's Deed dated October 27, 2009, at Instrument No. 20091112-0104473 in the Register's Office of Davidson County, Tennessee. Being previously conveyed to Benjamin Brown by virtue of Deed dated October 2, 1992 and recorded October 6, 1992 at Book 8749, Page 719 in said Register's Office, Tennessee.
Seller warrants that this property is for investment purposes only and has never been used as his primary residence.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 7546, Page 658 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

James Roberts by Sarah Evans Atty-in-Fact
James Roberts by Sarah Evans, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Sarah Evans with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument In behalf of James Roberts, and who acknowledged that she executed the same as the free act and deed of James Roberts.

WITNESS my hand and official seal at office this 17th day of March, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Canary N Gipson 205 Mill Station Court Nashville, TN 37207
Tax Parcel No	059080 22200
Property Address:	205 Mill Station Court Nashville, TN 37207
MAIL TAX BILLS TO:	PrimeLending 18111 Preston Rd, Suite 900 **Dallas, TX 75252**
Firm File #:	20100105

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $150,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Canary N. Gipson
AFFIANT

SUBSCRIBED AND SWORN TO before me this 17th day of March, 2010.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY