Address New Owner:	Send Tax Bills to:	Map-Parcel Number
Steven Ray and Patricia L. Roberts 8500 Highway 70 Nashville, TN 37221	Same	12700000600
This instrument prepared by: Bradley Arant Boult Cummings LLP (RFW) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **BARBARA KIMMINS, EXECUTRIX OF THE ESTATE OF JEANETTE M. TRAVIS**, Seventh Circuit Court for Davidson County, Tennessee, Docket No. 10P-177 ("**Grantor**") has bargained and sold, and hereby transfers and conveys to **STEPHEN RAY ROBERTS AND PATRICIA L. ROBERTS** ("**Grantees**"), their successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, her heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Davidson County real property taxes for the year 2010 which have been prorated between the parties and assumed by Grantee.

2. All matters shown on the plan of record in Book 21, page 137, Register's Office of Davidson County, Tennessee.

Grantor covenants with Grantees that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $252,300.00.

Stephen L. Roberts
Affiant

Subscribed and sworn to before me this 6th day of April, 2010.

RICHARD F. WARREN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Richard F. Warren
Notary Public
My Commission Expires: 11/4/13

BILL GARRETT, Davidson County
Trans:T20100020479 DEEDWARRSP
Recvd: 04/07/10 14:18 3 pgs
Fees:18.00 Taxes:933.51

20100407-0026188

Grantor further covenants to warrant and forever defend the title to the Property to Grantees, their successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

This is improved property known as 8500 Highway 70, Nashville, Davidson County, Tennessee

Executed this 6th day of April, 2010.

ESTATE OF JEANETTE M. TRAVIS

By: Barbara Kimmins, EXECUTRIX
Barbara Kimmins, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Barbara Kimmins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Executrix of the Estate of Jeanette M. Travis, the within named bargainor, and that she as such Executrix being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the estate by herself as Executrix.

Witness my hand and seal, at office in Nashville, Tennessee, this the 6th day of April, 2010.

Richard F. Warren
Notary Public
My Commission Expires: 11/4/13

RICHARD F. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

The land referred to in this Commitment is situated in the County of Davidson, State of Tennessee, and described as follows:

A tract of land in the 9th, formerly the 14th Civil district of Davidson County, Tennessee, being part of Tracts Nos. 4 and 3 on the Racey Hows Plan as of record in Book 21, Page 137, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

TRACT 1

Beginning at a post in an old fence in the North margin of U. S. Highway #70 on the East bank of Buffalo Creek opposite the East end of a culvert on said Highway, said point being approximately 500 feet West of the Northwest corner of the intersection of Buffalo Road and U. S. Highway #70; thence North 20 deg. 30 min. East 114.4 feet to a post; thence North 35 deg. 25 min. East 171.8 feet to a stake; thence North 71 deg. 15 min. West 78 feet to a hickory; thence North 19 deg. 10 min. West 71.3 feet to a post; thence North 11 deg. 45 min. West 216.7 feet to a wild cherry; thence with a fence line North 87 deg. 20 min. West 2129.8 feet to a stake on the property line of Henry Stein; thence with the said Stein line South 18 deg. 45 min. West 200.8 feet to a post; thence South 54 deg. 20 min. West 143.7 feet to a spike in old road; thence with old road South 24 deg. East 204.5 feet to a spike; thence South 34 deg. 25 min. East 223.8 feet to a hackberry; thence still with old Road south 68 deg. 5 min. East 410 feet, more or less, to a post in the North margin of right-of-way of U. S. Highway #70; thence with said North margin of right-of-way North 85 deg. 30 min. East 1565 feet to the point of beginning, containing 32 acres, more or less.

TRACT II

A parcel of land in the 9th Civil District of Davidson County, Tennessee, on the northerly side of U. S. Highway #70, near Buffalo Creek, and being part of the land described in deed from Minnie Core DeMoss to D. W. DeMoss, Jr., and wife, Euvala DeMoss, as of record in Book 2283, Page 498, Register's Office for said County, and more particularly described according to a survey by S. H. Hutchinson, Surveyor, dated January 24, 1961, as follows:

Beginning at a stake on the north margin of U. S. Highway #70 in the center of an old abandoned road and Travis Brothers line, being the eastermost corner of the D. W. DeMoss and wife, Euvala tract; thence with the northerly margin of U. S. Highway #70 as follows: South 86 deg. West 200 feet; North 86 deg. West 83 feet to a stake, the southeast corner of the tract with dwelling house; thence with the easterly line of said tract with dwelling house, North 10 deg. East 41 feet to a stake in the old abandoned road and Travis Brothers line; thence with Travis Brothers line and the old abandoned road as follows: South 87 deg. 30 min. East 138 feet to a stake; thence South 78 deg. 30 min. East 137.5 feet more or less, to the beginning.

Being the same property conveyed to Jeanette M. Travis, by deed of record in Instrument No. 20021015-0126824, said Register's Office. Jeanette M. Travis died testate on January 9, 2010. The executrix of the estate, Barbara Kimmins, has power of sale over said property pursuant to the will of Jeanette M. Travis of record in Docket No. 10P-177, Probate Court for Davidson County, Tennessee.