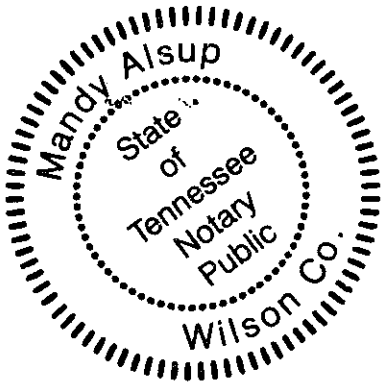


STATE OF TENNESSEE }
COUNTY OF WILSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,420.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF APRIL, 2010.

NOTARY PUBLIC

My Commission expires: 5/14/2011

THIS INSTRUMENT PREPARED BY:
MOUNTAIN LAW GROUP, LLC
1616 WESTGATE CIRCLE, BRENTWOOD TN 37027
Telephone: 615.378.7063 Facsimile: 888.422.5090

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Kelley L. Groover 2913 Tuggle Avenue Nashville, TN 37211	WILSON BANK & TRUST P.O. BOX 768 LEBANON, TN 37088	119-14-0-157.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, we,

Kenneth W. Roberson

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto

Kelley L. Groover, an unmarried woman

hereinafter called the **GRANTEES**, their successors, heirs and assigns, all of **GRANTORS'** right, title and interest in and to a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

BEING Lot No. 13 on the Map of Tuggle Heights, of record in Book 1130, Page 90, said Register's Office.

SAID Lot No. 13 fronts 60 feet on the westerly side of Tuggle Avenue and runs back 157.6 feet on the northerly line and 157.3 feet on the southerly line to a dead line in the rear, measuring 60 feet thereon.

BEING the same property conveyed to Kenneth W. Roberson, by warranty deed of record, recorded July 7, 1994, in Book 9401, Page 225, Register's office for Davidson County, Tennessee; Angela Roberson joins in this conveyance as the spouse of Kenneth W. Roberson.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities and other matters of record.

BILL GARRETT, Davidson County
Trans:T20100027595 DEEDWARR
Recvd: 05/07/10 14:56 3 pgs
Fees:18.00 Taxes:378.95
20100507-0035163

County and/or City taxes for the year 2010, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 2913 Tuggle Avenue, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with all the appurtenances, estate, title, hereditaments and interest thereto belonging to the said **GRANTEES**, their heirs, successors and assigns in fee simple forever.

GRANTORS covenant with said **GRANTEES** that **GRANTORS** are lawfully seized and possessed of said land in fee simple, have full power and lawful authority to sell and convey the same, and that the same is free, clear and unencumbered, unless otherwise set out herein. **GRANTORS** do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the **GRANTEES**, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, **GRANTORS** have caused this instrument to be executed on this 30th day of April, 2010.

"**GRANTORS**"

Kenneth W. Roberson

Angela Roberson by Kenneth W. Roberson

Angela Roberson, by Kenneth W. Roberson, as Attorney-In-Fact or Attorney-in-Fact

ACKNOWLEDGMENT: All acknowledgments shall be under the seal of office of the officer taking same.

STATE OF TENNESSEE)
CCOUNTY OF Williamson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kenneth W. Roberson, the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person/s executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2010.

My commission expires: June 12, 2011

{Seal}

Notary Public

STATE OF TENNESSEE)
CCOUNTY OF Williamson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kenneth W. Roberson , with whom I am personally acquainted (or proved to me on the basis of

satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30TH day of APRIL, 2010.

My commission expires: JUNE 12, 2011

{Seal}

RUDICK J. MURPHY, II
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

Notary Public