This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P11-0379-D

BILL GARRETT, Davidson County
Trans:T20110048508 DEEDWARR
Recvd: 08/08/11 15:34 2 pgs
Fees:13.00 Taxes:666.00
20110808-0061073

WARRANTY DEED

Address of New Owners:
Mr. and Mrs. Ray G. Roberts
8532 Newsom Station Rd
Nashville TN 37221

Send Tax Bills To:
New Owners

127-00-0
098.00

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,
Judi Carolyn Truitt, as Trustee of the The Crabtree Family Trust, dated 6/30/03

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Ray G. Roberts and wife, Gladys B. Roberts

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lying and being in Davidson County, Tennessee, being Tract No. 15 on the Plan of the W.T. Hutton Property line in the Ninth Civil District, not of record, described as follows:

BEGINNING at a point in the Westerly margin of Newsom Station Road in the northerly line of the property of W.D. Strayhorn; thence with Strayhorn's Northerly line, North 87 degrees 02 minutes 50 seconds West 870.61 feet to a point; thence North 01 degree 53 minutes 34 seconds East 149.03 feet to the common rear corner of Lots Nos. 14 & 15 of said Plan; thence with the line between said lots, South 87 degrees 02 minutes 50 seconds East 885.43 feet to a point in the Westerly margin of Newson Station Road; thence with the margin of the same, Southerly 149.55 feet to the beginning.

Being the same property conveyed to Conan B. Crabtree and wife, Mentia E. Crabtree, by Warranty Deed from William Holt Hall and Kay E. Hall, husband and wife, dated April 18, 1990, and of record in Book 8110, Page 666, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to The Crabtree Family Trust, dated June 30, 2003, Conan B. Crabtree and Mentia E. Crabtree, Trustors and/or Trustees, by Quitclaim Deed from Conan B. Crabtree, dated August 25, 2004, and of record as Instrument Number 200409020106332, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right-of-way of Newsom Station Road.

This is ( ) Unimproved (X) Improved property known as 8530 Newsom Station Road, Nashville, TN 37221

THIS CONVEYANCE IS SUBJECT TO: 2011 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said Grantees, their heirs 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.

Witness my hand this the 5th day of August, 2011.

The Crabtree Family Trust, dated 6/30/03

BY: Judi Carolyn Truitt, Trustee
Judi Carolyn Truitt, Trustee

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judi Carolyn Truitt as Trustee of The Crabtree Family Trust, dated 6/30/03, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 5th day of August, 2011.

Notary Public

AL FRAZIER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2014

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of August, 2011.

Notary Public

AL FRAZIER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2014

My Commission Expires:_____

Map: 127
Parcel: 98.00