NEW OWNER:

William Allen Roberts, Jr.
508 ALTA LOMA RD.
GOODLETTSVILLE, TN 37072

SEND TAX BILLS TO:
Pinnacle National Bank
150 3rd Avenue South, Ste 900
Nashville, TN 37201

Map 0461
Group A
Parcel 024.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 12-0136

BILL GARRETT, Davidson County
Trans:T20120022236 DEEDWARR
Recvd: 03/27/12 14:11 3 pgs
Fees:18.00 Taxes:329.30
20120327-0026062

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eight-Nine Thousand and 00/100 Dollars ($89,000.00)** cash in hand paid, the receipt of which is hereby acknowledged **The Vera Alpha Mays Survivor Trust, establish under the Houston B. Mays and Vera Alpha Mays, Trust U/A/D May 10, 2000,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **William Allen Roberts, Jr., an unmarried man,** ("Grantee"), it's successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

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

Being Lot No. 40 on the Plan of Goodlettsville, Heights, Section 4, as of record in Book 2133, Page 43 and 44, Register's Office for said County.

Said Lot No. 40 fronts 90 feet on the easterly side of Alta Loma Road and runs back 380.1 feet on the northerly line and 350 feet on the southerly line to a dead line measuring 160.9 feet thereon.

And included in the description above see attachment, "Exhibit A"

Being the same property conveyed to Houston B. Mays and wife, Vera Alpha Mays, Trustees of the Mays Joint Revocable Living Trust, Agreement U/A/D dated May 10, 2000 by Quitclaim Deed from H. B. Mays and Alpha Mays, individually dated May 10, 2000 and of record in Instrument #200008070078214, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 508 Alta Loma Road, Goodlettsville, Tennessee 37072.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 22 day of March, 2012.

Vera Alpha Mays Survivor Trust, establish under the Houston B. Mays And Vera Alpha Mays Trust

By: Ann Mays Reynolds, Trustee
Ann May Reynolds, Trustee

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Vera Alpha Mays Survivor Trust, establish under the Houston B. Mays and Vera Alpha Mays Trust**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **Ann May Reynolds,Trustee** of the **Vera Alpha Mays Survivor Trust, establish under the Houston B. Mays and Vera Alpha Mays Trust** , the within-named bargainor, and as such Co-Trustees, being given the authority to so do, executed the within instrument on behalf of the Trust by signing her name as such Trustee.

WITNESS my hand and official seal at office this 22 day of March, 2012.

TODD A. TRESSLER, II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-2-2013

****

The actual consideration or value, whichever is greater, for this transfer is **$89,000.00** .

AFFIANT

Sworn to and subscribed to before me this 22 day of ~~March, 2012~~.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Exhibit "A"

Borrower(s), their successors, heirs and assigns for and in consideration of receiving direct subsidy funds from the Federal Home Loan Bank of Cincinnati's Affordable Housing Program, must maintain ownership in this property for a period of five (5) years (Retention Period) from the date of the recording of this deed.

(i) The Federal Home Loan Bank of Cincinnati, whose mailing address is P.O Box 598; Cincinnati, OH 45201-0598, is to be given notice of any sale, refinancing, foreclosure, conveyance by deed in lieu of foreclosure, or change in ownership of the unit occurring prior to the end of the Retention Period.

(ii) In the case of a sale or refinancing prior to the end of the Retention Period, an amount equal to a pro rata share of the AHP Subsidy that financed the purchase, construction, or rehabilitation of the unit, reduced for every year the seller owned the unit, shall be repaid to The Federal Home Loan Bank of Cincinnati from any net gain realized upon the sale or refinancing of the unit; unless:

(A) The unit was assisted with permanent mortgage loan funded by an AHP advance;

(B) The purchaser is a very low- or low- or moderate-income household as defined in the applicable Federal Housing Finance Agency regulations for the AHP (in which case the retention period ends with the conveyance to such purchaser); or

(C) Following a refinancing, the unit continues to be subject to a deed restriction or other legally enforceable retention agreement or mechanism, incorporating the requirements of clauses (i), (ii), and (iii) contained herein.

(iii) The obligation to repay Subsidy to the Bank shall terminate after any foreclosure or conveyance by deed in lieu of foreclosure or any assignment of the first mortgage to the Secretary of HUD.