WARRANTY DEED

2000-EST-0085

Instr:200002230017505 Page: 1 OF 2
REC'D FOR REC 02/23/2000 8:19:14AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1315.35

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,500.00 .

Linda Laird Rogers
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF FEBRUARY, 2000.

(Affix Seal)

Notary Public

My Commission Expires: July 16, 2002

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Ste 150
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Stephen J. Rogers and wife Linda Laird Rogers	Same as new owner	145-12-001
5056 Lakeview Drive		
Nashville, TN 37212		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, TRIMWORKS, INC. AND CAPRI, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto STEPHEN J. ROGERS AND WIFE LINDA LAIRD ROGERS, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Lakeview Manor Subdivision, as of record in Plat Book 2133, pages 39, 40 and 41, Register's Office for said County.

Said lot No.49 fronts 125 feet on the easterly side of Lakeview Drive and runs back 475.4 feet on the Northwesterly line and 513.2 feet on the southeasterly line to a line in the rear on which it measures 130 feet.

Being the same property conveyed to Capri, LLC by deed from Sandra C. Howell, a single person of record in Book 11676, page 138, and also being the same property, an undivided half interest in which was conveyed to Trimworks, Inc., by Quit Claim deed from Capri, LLC of record in Book 11691, page 312, said Register's Office.

( ) unimproved
This is (X) improved property know as 5056 Lakeview Drive, Nashville, Tennessee 37212 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we, the GRANTORS, 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 that 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 our hands this 17th day of February, 2000 :

John Trimm, PRESIDENT
Trimworks, Inc.

A. Craig Alsup President
Capri, LLC

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, W. Aaron Fortner, of the state and county mentioned, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of TRIMWORKS, INC., the within named bargainor, a corporation, and that such officer as such President, executed the foregoing instrument for the purpose therein contained, by personally

signing the name of the corporation as _____.

Witness my hand and seal, at office in Brentwood, this 17th day of February, 2000.

_____
Notary Public

My Commission Expires: July 16, 2002.

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, W. Aaron Fortner, of the state and county mentioned, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Capri, LLC, the within named bargainor, a corporation, and that such officer as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as _____.

Witness my hand and seal, at office in Brentwood, this 17th day of February, 2000.

_____
Notary Public

My Commission Expires: July 16, 2002.