PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
104 Woodmont, Suite 100;
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkinsandivey@bellsouth.com

W & I Ref: (gj) Title No: 41702
Dav. Co. File: Box 8

Instr:200006080057452 Page: 1 OF 2
REC'D FOR REC 06/08/2000 3:35:37PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $950.90

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David Scheibner 1630 South Observatory Drive Nashville, TN 37215	Same

TAX MAP-PARCEL NUMBERS: 117-15-110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 257000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jason B. Rogers and spouse, Elizabeth T. Rogers,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David Scheibner,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 43 on the Plan of Resubdivision of Lots 42 and 43 Green Hills Subdivision of record in Plat Book 6200, page 576, Register's Office for said County.

SAID Lot No. 43 fronts 80.00 feet on the broken northerly margin of Observatory Drive and extends back 155.14 feet on the westerly line and 150.88 feet on the broken easterly line to a dead line in the rear, measuring 53.77 feet thereon. Together with and subject to an Easement Agreement for driveway purposes of record in Book 9028, page 841, said Register's Office.

BEING the same property conveyed to Jason B. Rogers and wife, Elizabeth T. Rogers by deed from Theodore S. MacDonald and wife, Deborah B. MacDonald of record in Book 9028, page 826, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6200, Page 576, said Register's Office, which Plan shows to be determined by Metropolitan Zoing Regulations foot minimum building setback line; Easement Agreement for driveway purposes of record in Book 9028, page 241, said Register's Office.

This is improved property, known as: 1630 South Observatory Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of May, 2000.

Jason B. Rogers **Elizabeth T. Rogers**

State of Tennessee
County of Davidson

On this 25th day of May, 2000, before me the undersigned authority, personally appeared **Jason B. Rogers** and **Elizabeth T. Rogers**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 7-26-2003

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 257000.00

Affiant

Sworn and subscribed before me on the 25th day of May, 2000.

Notary Public

My Commission Expires: 7-26-2003