Davidson County DEEDWARR
Recvd: 10/27/00 15:02 2pgs
Fees:11.00 Taxes:547.23

20001027-0106810

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of October, 2000.

Notary Public

My Commission Expires: 11-18-01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Keith A. Falcon
5717 Murphywood Crossing
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 164-13-0-177.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Paul R. Rogers and wife, Hayeon Rogers** hereinafter referred to as Grantors, hereby transfers and conveys to **Keith A. Falcon, unmarried** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

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

Being Lot No. 174 on the Plan of Asheford Crossing, Section Three, a Planned Unit Development, of record in Book 9700, Page 545, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Paul R. Rogers and Hayeon Rogers, husband and wife, by Warranty Deed dated May 27, 1999, from Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation of record in Book 11592, Page 111, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Page 545, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9651, page 900; Book 9980, page 482; Book 10301, page 180; Book 10353, page 575; Book 10640, page 941; Book 10717, page 97 and in Book 11455, page 769 in the Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 9651, page 925 in said Register's Office.

Homeowners Association Charter of record in Book 9651, page 895, Register's Office for Davidson County, Tennessee.

Any lien for Homeowner's Association Dues, if any.

All other easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2000 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 5717 Murphywood Crossing, Antioch, TN 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 20th day of October, 2000.

Paul R. Rogers by Peter Rogers his attorney in fact

Paul R. Rogers, by Peter James Rogers, his Attorney in Fact

Hayeon Rogers by Peter Rogers her attorney in fact

Hayeon Rogers, by Peter James Rogers, her Attorney in Fact

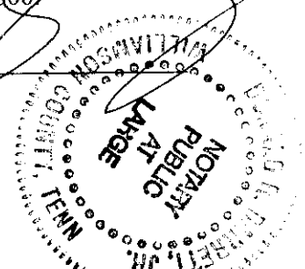
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peter James Rogers, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Attorney in Fact for Paul R. Rogers and, who being authorized to do so acknowledged he executed the foregoing instrument for the purposes theren contained.

Witness my hand and official seal this 20th day of October, 2000.

Notary Public

My Commission Expires 11-18-01



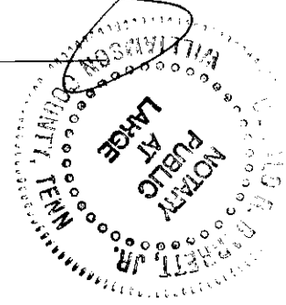
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