Box 5

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of January, 2001.

Notary Public

MY COMMISSION EXPIRES: 9/25/04

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Michael Troy Haley, Attorney
Real Estate Loan Services (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronnie Rogers (NAME)	SAME (NAME)	**61-05**
2825 Hartford Drive (STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	**25.00**
Nashville, TN 37210 (CITY/STATE/ZIP)	(CITY/STATE/ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Betty Ruth Bean, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronnie Rogers**

HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See Exhibit "A" Legal Description

Davidson County DEEDWARR
Recvd: 01/12/01 09:36 3pgs
Fees:15.00 Taxes:471.75
20010112-0003859

Subject to the following: easements, setback lines and restrictions of record; zoning regulations and rights for public utilities and public rights of way, and to matters which would be disclosed by an accurate survey; property taxes for 2001 have been prorated as of date of deed and assumed by Grantee.

This is improved property known as 530 Maplewood Lane (House Number/Street) Nashville (City/Town) TN (State) 37216 (Postal Code)

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 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 11th day of January, 2001.

BETTY RUTH BEAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Betty Ruth Bean, unmarried** the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ____she____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville, TN, this** 11th **day of January, 2001.**

Notary Public

Commission Expires: 9/25/04

Exhibit "A" Legal Description:

The following described tract or parcel of land, to wit:

LAND in Davidson County, Tennessee, being part of Lot No. 8 as shown on a copy of a survey showing parts of Lots 7 and 8 on the Plan of D.H. Thompson's Lots, not of record, said survey dated May 28, 1965, made by William Collier, Parrish Associates, Civil Engineer, described as follows:

BEGINNING at an iron stake set in the southerly margin of Maplewood Lane at a point which is 190.7 feet easterly from the point in said margin of said Maplewood Lane which is 25 feet south of the center line of the intersection of Lemont Drive and Maplewood Lane; thence South 6 degrees 02' west along a line parallel to and 15 feet easterly from the easterly line of Lot No. 9 on said survey, a distance of 250 feet to an iron stake; thence south 85 degrees 53' east along a line parallel to Southerly margin of Maplewood Lane, a distance of 85 feet to an iron stake; thence North 6 degrees 02' east 250 feet to an iron stake set in the southerly margin of Maplewood Lane; thence westwardly with said margin of said Lane 85 feet to the point of beginning.

BEING the same property conveyed to Wayman L. Bean and wife, Betty R. Bean, by deed from Antonio Jones, unmarried, dated January 12, 1990, recorded January 22, 1990, Book 8030, page 21, said Register's Office. BEING ALSO the same property conveyed to Betty Ruth Bean by Quitclaim Deed from Martin Sir, Trustee, dated January 27, 1994, recorded July 18, 1994, Book 9410, page 344, in the Register's Office for Davidson County, Tennessee.

Note: Legal description taken from prior deed of record.

reg/71885-00

