After Recording Return To:
Title Enterprises, LLC
3354 Perimeter Hill, Suite 105
Nashville, Tennessee 37211

Davidson County DEEDWARR
Recvd: 07/30/01 10:33 3pgs
Fees:18.00 Taxes:366.30
20010730-0080343

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Maudries J. Rogers, Jr. and wife, Glenda F. Rogers herein after referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto undersigned, **Benjamin R. Betty, IV** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **Davidson County, State of Tennessee**, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 26 day of July, 2001.

Maudries J. Rogers

Maudries J. Rogers, Jr.

Glenda F. Rogers

Glenda F Rogers

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Maudries J. Rogers and wife, Glenda F. Rogers**, the within named bargainers, to me personally known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument on behalf of said corporation, and acknowledged that he executed the same as her free act and deed for the purposes therein contained.

Witness my hand and official seal this 26 day of July, 2001.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$99,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26 day of July, 2001.

Notary Public

My Commission Expires: _____

GRANT B. STOCKTON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires Sept. 25, 2004

THIS INSTRUMENT PREPARED BY:

Title Enterprises, LLC
3354 Perimeter Hill, Suite 114
Nashville, Tennessee 37211

MAP AND PARCEL NUMBER: 86-10-118.00

ADDRESS NEW OWNER:

225 Dockside Court
Hermitage, TN 37076

SEND TAX BILLS TO:

Same

Exhibit "A"

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

Being Lot No. 39 on the Plan of Lakeside Woods Estates, Section Three, of record in Plat Book 7900, Page 218-220, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Maudries J. Rogers, Jr. and wife, Glenda F. Rogers by Deed from Allen R. Earps and wife, Betty F. Earps, dated July 2, 1992 and recorded July 7, 1992 in Book 8670, Page 137, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants filed of record in Book 6564, Page 740, and amended in Book 7347, Page 82, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.