PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 08/13/01 16:05 3pgs
Fees:18.00 Taxes:293.60
20010813-0087267

W & I Ref: (sk) Title No: 42770
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Elgin Rogers, Jr. 3605 Victoria Station Court Antioch, TN 37013	Quicken Loans, Inc. 20555 Victor Parkway Livonia, MI 48152

TAX MAP-PARCEL NUMBERS: 150-04-005

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 79,350.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Clarence E. Bennett and spouse, Mary Lou Bennett,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elgin Rogers, Jr.,** 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, tenessee, being Lot No. 39A on the Plan of Chelsea of Priest Lake, Section One-A Zone Lot Division for Lots 38 through 42, of record in Book 5200, page 696, amended in Book 6250, page 87, Register's Office for said County.

SAID Lot No. 39A fronts 24.57 feet on the easterly margin of Victoria Station Court and extends back 89.41 feet on the northerly lines adn 138.78 feet on the southerly line to a broken line in the rear measuring 116.71 feet thereon.

BEING the same property conveyed to Clarence E. Bennett and wife, Mary Lou Bennett by deed from Anthony Cella and wife, Kathleen Cella of record in Book 7001, page 355, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 696, said Register's Office, which Plan shows a 25 foot minimum building setback line from Victoria Station Court and 10 foot easement for public utility and drainage purposes along the line(s); Restrictive covenants of record in Book 6213, page 806, Book 6250, page 87, said Register's Office.

This instrument is executed on behalf of Mary Lou Bennett by Clarence E. Bennett as her Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 3605 Victoria Station Court, 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 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 8th day of August, 2001.

Clarence E. Bennett

Mary Lou Bennett by Clarence E. Bennett, Atty-in-Fact

State of Tennessee
County of Williamson

On this 8th day of August, 2001, before me the undersigned authority, personally appeared **Clarence E. Bennett**, 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: _____ Notary Public

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.
My Commission Expires JULY 26, 2003

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 79,350.00

Elgin Rogers Jr.
Affiant

Sworn and subscribed before me on the 8th day of August, 2001.

My Commission Expires: _____ Notary Public

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.
My Commission Expires JULY 26, 2003

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 Clarence E. Bennett with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Mary Lou Bennett , as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the August 8, 2001

CHRISTY WILKES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires JULY 26, 2003

EXHIBIT "A"
To
Warranty Deed

FROM: Clarence E. Bennett and wife, Mary Lou Bennett

TO: Elgin Rogers, Jr.

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Clarence E. Bennett, Affiant

Sworn to and subscribed before me this

8th day of August, 2001.

Notary Public

My Commission Expires:

CHRISTY WILKES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003