Gilene L. Richmond
315

Davidson County DEEDWARR
Recvd: 05/30/03 12:09 2pgs
Fees:13.00 Taxes:1147.00

20030530-0073128

THIS INSTRUMENT PREPARED BY: **Jack W. Robinson, Sr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 FOURTH AVENUE, NORTH P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $310,000.00. Affiant Subscribed and sworn to before me this 29th day of May, 2003. Notary Public My Commission Expires: 1-27-07

GILENE LEE RICHMOND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner As Follows: Dennis K. Roman and Lesa Roman 1920 Cromwell Drive Nashville, TN 37215	Send Tax Bills To: Same	Map-Parcel Number: 158-03-0 059.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELIA JONES ROGERS**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DENNIS K. ROMAN AND WIFE, LESA ROMAN,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Hillsboro Park, Section 3, as of record in Book 2663, page 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Elia Jones Rogers by deed from Asa Scobey Rogers, Jr. of record in Book 7773, page 25, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2003 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 2663, page 94, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants recorded in Book 2855, page 475, and as amended in Book 4207, page 397, Register's Office for Davidson County, Tennessee.

4. Easement for transmission line granted to United States of America of record in Book 2276, page 402, Register's office for Davidson County, Tennessee.

5. Any family burial grounds, cemeteries or other places of interment located on subject property, and rights of others in same and rights of ingress and egress thereto.

This is improved property known as 1920 Cromwell 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 Grantees, their heirs and assigns, forever; and I 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 28th day of May, 2003.

Elia Jones Rogers

Elia Jones Rogers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELIA JONES ROGERS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of May, 2003.

Julia C. Hunt

Notary Public

My Commission Expires: _____

JULIA C. HUNT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 26, 2005