THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **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 $380,300.00. Affiant Subscribed and sworn to before me this 17th day of June, 2003. Notary Public My Commission Expires:

Address New Owner As Follows:
Alfred Tate Rogers, Sr. and
Martha Stone Rogers
3111 Forest Park Avenue
Nashville, TN 37215

Send Tax Bills To:
Same as New Owner

Map-Parcel Number
117-1E-2

Davidson County DEEDWARR
Recvd: 06/17/03 13:32 2pgs
Fees:13.00 Taxes:1407.11
20030617-0083363

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, **GRACE D. GARDNER, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ALFRED TATE ROGERS, SR. AND WIFE, MARTHA STONE ROGERS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being a portion of Lot No. 1 on the Plan of Revision #2 Hanover Square, of record in Book 5200, page 134, and designated as Unit No. 1 on the Condominium Site Plan showing Lot No. 1 Hanover Square, of record in Book 5210, page 146, both in the Register's Office for Davidson County, Tennessee, to which plans and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Grace D. Gardner by deed from Sara Davis Hanckel and husband, Richard W. Hanckel, of record in Book 5929, page 716, Register's Office for Davidson County, Tennessee.

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 assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 5200, page 134 and in Book 5210, page 146, Register's Office for Davidson County, Tennessee.

3. Master Deed and By-Laws establishing a Horizontal Property Regime of Hanover Square Condominiums, of record in Book 5380, page 164, Register's Office for Davidson County, Tennessee.

4. Easements of record in Book 5287, page 944 and in Book 5287, page 947, Register's Office for Davidson County, Tennessee.

5. Easement of record in Book 5565, page 956, Register's Office for Davidson County, Tennessee.

6. Rights of others in and to the common elements.

This is improved property known as 102 Hanover Square, 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 17th day of June, 2003.

Grace D. Gardner

Grace D. Gardner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GRACE D. GARDNER**, 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 17th day of June, 2003.

Notary Public

My Commission Expires: 10/25/03