FOR RECORDING PURPOSES

File No.

File Box 10-B

Davidson County DEEDWARR
Recvd: 01/23/04 10:13 4pgs
Fees:23.00 Taxes:608.65

20040123-0009056

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANACTION IS $ 164,500.00

Lee A. Cohen
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: January 22, 2004

Deborah J. Cohen
NOTARY PUBLIC

COMMISSION EXPIRES: 9-22-2007

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY: NAME: Thomas P. Lievois, Esq. 7740 Foster Road Clarkston, Michigan 48346		RETURN TO AFTER RECORDING: Box 10-B Cohen & Cohen
ADDRESS NEW OWNERS(S) AS FOLLOWS: Robert W. Bearden P. Gayle Bearden 2605 Davidwood Court Nashville, TN 37214	SEND TAX BILLS TO: ~~New Owner(s)~~ Union Planters Bank, NA P. O. Box 2127 Memphis, TN 38101-2127	MAP-PARCEL NUMBER: 062-15-026

WARRANTY DEED

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

Sandra B. McCauley Rogers*

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Robert W. Bearden and spouse, P. Gayle Bearden

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

SEE ATTACHED EXHIBIT "A"

SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, IF ANY.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Sutherland Heights Section 3 of record in Book 2663, page 117, said Register's Office.

Said Lot No. 108 fronts 90.23 feet on the broken northerly margin of Davidwood Court and extends back 200.0 feet on the easterly line and 390 feet on the westerly line to a dead line in the rear, measuring 235.0 feet thereon.

Being the same property conveyed to Neil C. McCauley and wife, Sandra B. McCauley by deed from Richard D. Malone and wife, Delois A. Malone of record in Book 6670, page 811, said Register's Office. The said Neil C. McCauley and Sandra B. McCauley have since divorced. By Quit Claim Deed of record in Book 7740, page 313, Register's Office for said County. Neil C. McCauley conveyed his interest in subject property to Sandra B. McCauley. The said Sandra B. McCauley is now known as Sandra B. McCauley Rogers.

BEING the same premises which Richard D. Malone and wife, Delois A. Malone by Deed dated and recorded in Davidson County, Tennessee in Deed Book Volume 6670, Page .

THIS IS A)IMPROVED ( )UNIMPROVED PROPERTY KNOWN AS:

2605 Davidwood Ct., Nashville, TN 37214

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: 12/22/04

Sandra B McCauley Rogers

Sandra B. McCauley Rogers

Charles E. Rogers

(Individual Notary Acknowledgement)

STATE OF Tn.

COUNTY OF Davidson

*Title to the aforedescribed real property is vested in Sandra B. McCauley Rogers. Charles E. Rogers, husband of Sandra B. McCauley Rogers, for the consideration hereinafter expressed, joins herein for the purpose of granting, bargaining, selling, conveying and confirming and does hereby grant, bargain, sell, convey and confirm unto the Grantee, their heirs and assigns, all rights,**

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared

Sandra B. McCauley Rogers* and Charles E. Rogers, wife and husband

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville

on this 1st day of Dec, 2003

Kathryn Braer

Notary Public

SEAL

My Commission Expires: 11-24-04

**claims and interests of every kind, character and description whatsoever which he now has or hereafter may acquire by virtue of his marriage, but the said Charles E. Rogers does not join in the covenants and warranties of this indenture.

THIS IS (X)IMPROVED ( )UNIMPROVED PROPERTY KNOWN AS:

2605 Davidwood Ct., Nashville, TN 37214

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: 12/22/04

Sandra B. McCauley Rogers

Charles E. Rogers

(Individual Notary Acknowledgement)

STATE OF TN

COUNTY OF Davidson

*Title to the aforedescribed real property is vested in Sandra B. McCauley Rogers. Charles E. Rogers, husband of Sandra B. McCauley Rogers, for the consideration hereinafter expressed, joins herein for the purpose of granting, bargaining, selling, conveying and confirming and does hereby grant, bargain, sell, convey and confirm unto the Grantee, their heirs and assigns, all rights,**

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sandra B. McCauley Rogers* and Charles E. Rogers, wife and husband with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville on this ~~Dec~~ 3 day of Dec, 2003.

Notary Public

SEAL

JENNIFER SAYLE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: July 21, 2007

My Commission Expires JULY 21, 2007

**claims and interests of every kind, character and description whatsoever which he now has or hereafter may acquire by virtue of his marriage, but the said Charles E. Rogers does not join in the covenants and warranties of this indenture.