Davidson County DEEDWARR
Recvd: 02/23/04 11:07 2pgs
Fees:13.00 Taxes:222.00

20040223-0020214

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 42718

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
$60,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 19th **DAY OF FEBRUARY, 2004.**

Notary Public

MY COMMISSION EXPIRES:

JULIA A. HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #
NAPOLEON GLASS 120 Islandia Drive Nashville, TN 37217	Napoleon Glass 120 Islandia Drive Nashville, TN 37217	**149-8-196** **2DX 2399**

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, NANCY ROGERS, Unmarried**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NAPOLEON GLASS,** unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 25-B on the plan of Zone Lot Division of Lots 10 through 16 and 18 through 43, Edge-O-Lake Subdivision, Section 21, as of record in Book 6250, Page 111, Register's Office for said county, together with a small portion of property being a part of Lot 25-A on said Zone Lot Division.

Said Lot No. 25-B fronts 35.34 feet on the northerly margin of Alison Court and extends back 143.89 feet on the westerly line and 158.54 feet on the easterly line to a dead line in the rear measuring 33 feet thereon, together with a small portion of property being part of Lot 25-A which is situated under a portion of the structure located on Lot 25-B which encroaches on Lot 25-A, as shown on the survey of John Kohl & Company, P.C., dated December 31, 1986, which is attached hereto and incorporated herein by reference.

Being the same property conveyed to Nancy Rogers by deed from Scott Rogers, unmarried, of record in Book 7097, page 615, Register's Office for Davidson County, Tennessee.

The above described property is investment property and is not and never has been the residence of Grantor.

Unimproved ( )
This is improved (X) property, known as **616 Alison Court, Nashville, Tennessee 37217**

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 OUR HANDS THIS 19 DAY OF FEBRUARY, 2004.

X Nancy Rogers

NANCY ROGERS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named NANCY ROGERS, Unmarried, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 19 day of February, 2004.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.