Davidson County DEEDWARR
Recvd: 02/24/04 12:53 3pgs
Fees:18.00 Taxes:345.58

20040224-0020820

JUDY A. CASEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2004.

Notary Public

MY COMMISSION EXPIRES: 1/26/2008

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN ESCROW, LLC 214 Second Avenue North, Suite 103, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Warren Dicker		55-41
(NAME)	(NAME)	
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,

WALTER E. ROGERS OR ALICE M. ROGERS, TRUSTEES U/A/D JULY 1, 1996, OF THE ROGERS JOINT REVOCABLE LIVING TRUST AGREEMENT AND ANY SUCCESSORS IN TRUST,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHN WARREN DICKER AND WIFE, RITA Y. DICKER,

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:

SEE ATTACHED EXHIBIT A

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☒

This is improved ☐ property, known as River Trace, ,

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 23rd day of February, 2004.

Walter E. Rogers or Alice M. Rogers, Trustees U/A/D July 1, 1996, of the Rogers Joint Revocable Living Trust Agreement

Walter E Rogers Trustee

Walter E. Rogers, Trustee

Alice M. Rogers, Trustee

Alice M. Rogers, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said State and County, **Walter E. Rogers and Alice M. Rogers**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument acting as the Trustee(s) of the Rogers Joint Revocable Living Trust Agreement dated July 1, 1996, with the authority to transfer and convey by himself/herself/themselves as trustee(s) under the said Rogers Joint Revocable Living Trust Agreement.

Witness my hand and official seal this 23rd day of February, 2004.

Notary Public

My Commission expires: 12/11/05

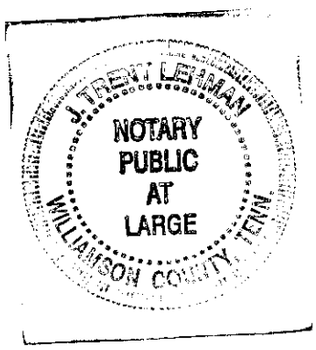


EXHIBIT A

Land in the 13th Civil District of Davidson County, Tennessee, described accordingly to a survey made by Steve Draper, April 12, 1963, as follows:

Beginning at a point in the center of Tennessee Highway No. 12 at the intersection of the center line of said highway and the eastern boundary line of the property conveyed to Maude Cartwright Morris, by deed from T.H. Grinnell and wife, of record in Book 1715, page 391, Register's Office for said County, thence with said Morris' eastern boundary line north 29 deg., east 1555 feet, thence south 52 deg. east 150 feet; thence south 57 deg. east 376 feet to a chestnut stump; thence south 64 deg. east 100 feet; thence 60 deg. 30' east 180 feet; thence south 60 deg. east 164 feet; thence south 46 deg. East 72 feet; thence south 32 deg. east 177 feet; thence south 20 deg. 30' east 180 feet; thence south 21 deg. 30' east 144 feet; thence south 25 deg. west 177 feet; thence south 33 deg. east 100 feet to the western boundary line of the property conveyed to H.H. Beard, Sr., and wife, by deed from William H. Brower and wife, of record in Book 2394, page 72, said Register's Office; thence with said Beard's line south 49 deg. 15' west 402 feet to the center of said highway; thence with road north 79 deg. 30' west 410 feet, north 81 deg. 30' east 762 feet and north 04 deg. west 750 feet to the point of beginning.

Being the same property conveyed to Walter E. Rogers or Alice M. Rogers Trustees U/A/D July 1, 1996, of the Rogers Joint Revocable Living Trust Agreement and any Successors in Trust by Quitclaim Deed from Thomas E. Rogers, Sr. of record in Book 10795, page 458, Register's Office for Davidson County, Tennessee.