This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 03/10/04 15:57 2pgs
Fees:12.00 Taxes:0.00
20040310-0027832

MAP: 026
GROUP: 07-0
PARCEL: 062.00

Send Tax Bills to:
SAME
119 Hogan Branch Rd.
Goodlettsville, TN 37072

WARRANTY DEED
(FOR THE PURPOSE OF CREATING TENANTS BY THE ENTIRETY)

THIS INDENTURE, made this 27th day of February, 2004 between

Brenda M. Piper

of Goodlettsville, Tennessee, hereinafter referred to as **Grantor**, and

Brenda Roetger and husband, David Roetger

of Goodlettsville, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidosn County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 168 on the Plan of Windsor Green, Phase I, Section 3, of Record in Plat Book 6250, Page 46, Register's Office Davidson County, Tennessee, which references a more complete and accurate description.

Being the same property conveyed to Brenda M. Piper, unmarried by Warranty Deed dated 7/28/89 from Wiley C. Conner, III, unmarried recorded 7/31/89 in Book 7901, Page 299, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Brenda M. Piper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Brian E. Davis a Notary Public, the within named Brenda Piper, the Bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 27th day of February, 2004.

Notary Public

My Commission Expires: 12/31/2006

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $0.

State of Tennessee
County of Davidson

Affiant

Sworn to and subscribed before me, this 27th day of February, 2004.

Notary Public

My Commission Expires: 12/31/2006

THIS TRANSACTION IS EXEMPT FROM TRANSFER TAX PURSUANT TO T.C.A. § 67-4-409.