PREPARED BY JERRY W. HAMLIN, ATTORNEY AT LAW
ASHLAND CITY, TENNESSEE

PICK-UP

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
T. E. Rogers 4758 Old Hickory Blvd. Nashville, TN 37210	SAME	067/00/0/049.00

Davidson County DEEDWARR
Recvd: 06/07/04 13:43 2pgs
Fees:13.00 Taxes:29.60
20040607-0066931

WARRANTY DEED

For and in consideration of the sum of **EIGHT THOUSAND DOLLARS ($8,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, I, **WANDA LYNN DEMONBREUN**, GRANTOR, has bargained and sold, and by these presents do transfer and convey unto the said **ROGERS JOINT REVOCABLE LIVING TRUST AND ANY SUCCESSORS IN TRUST**, GRANTEE herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the 13th, formerly 25th, Civil District of Davidson County, Tennessee, being Lot No. 3 on the Plan of C. W. Burns' subdivision not of record, described according to survey made by Dorris E. Boner, Surveyor, April 15, 1950, as follows:

BEGINNING in the center of Old Hydes Ferry Pike at the corner of Lots No. 2 and 3, said beginning point being the southwest corner of the property conveyed to J. L. Brown and wife by deed from C. W. Burns and wife, of record in Book 1847, Page 406, Register's Office for said County; thence with the line between said two lots northwardly 236.7 feet to an iron in the northeast corner of Lot No. 3; thence South 62 degrees 30 minutes West 100 feet to the northeast corner of Lots No. 3 and 4; being the northeast corner of the property conveyed to H. E. Roberts and wife, Estelle Roberts, by deed from C. W. Burns and wife, of record in Book 1787, Page 283, Register's Office for said County; thence with the line between said two lots southwardly 233.2 feet to the center of Old Hydes Ferry Pike; thence with the same easterly 100 feet to the beginning.

Being the same property conveyed to Wanda Lynn Demonbreun by deed of record at Book, *__, Page _____, Register's Office for Davidson County, Tennessee.

* 20040607-0066930

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, his heirs and assigns, forever. And I do covenant with the said GRANTEE 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 do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this 28 day of May, 2004.

Wanda Lynn Demonbreun
WANDA LYNN DEMONBRUEN

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WANDA LYNN DEMONBRUEN**, 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 Ashland City, Tennessee, this the 28 day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 10/16/07

SPENCER HAMLIN NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

The actual consideration for this transfer or value of property (whichever is greater) is $8,000.00.

This is equal to or greater than the property would bring at a fair and voluntary sale.

J E Rogers
AFFIANT

Sworn to and subscribed before me this the 28 day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 10/16/07

SPENCER HAMLIN NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.