Davidson County DEEDWARR
Recvd: 06/23/04 12:28 3pgs
Fees:18.00 Taxes:1295.00
20040623-0074522

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $350,000.00. Marianne H Rogers Affiant Subscribed and sworn to before me, this 22nd day of June, 2004. Notary Public My Commission Expires:

My Commission Expires JAN. 07, 2007

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Glenn B. Rogers and wife, Marianne H. Rogers 605 Westover Avenue Nashville, TN 37215	SAME	Map 131-03-0-223.00 16DA 19313

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES DONALD JARRELL AND ISHAM B. BRADLEY**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **GLENN B. ROGERS AND WIFE, MARIANNE H. ROGERS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 25th Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being the westerly 180 feet front of Lot No. 25 on the Plan of Geo. W. Blair's Revised Subdivision of Belmont Park Place, of record in Book 421, pages 118 and 119, Register's Office for said County.

Said part of Lot No. 25 fronts 180 feet on the southerly side of Shackleford Avenue and runs back from the center thereof with the center of an alley, as now closed, 445 feet, more or less, to the north line of Lot No. 26 on said plan, and above shows 200 feet on said rear line.

Being the same property conveyed to James Donald Jarrell and Isham B. Bradley, by deed from James H. Kinnard, Executor of the Estate of William M. Pease, deceased, of record as Instrument No. 20040206-0014887, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Subject property is not the usual place of residence of either of the Grantors.

This conveyance is made subject to:

1. 2004 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 421, pages 118 and 119, Register's Office for said County.

This is unimproved property known as 1607 Shackleford Road, Nashville, TN 37215.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS our hand this 22nd day of June, 2004.

James Donald Jarrell

Isham B. Bradley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES DONALD JARRELL**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of June, 2004.

Notary Public

My Commission Expires:

WESLEY D. TURNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007

232547.1/2004169

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ISHAM B. BRADLEY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of June, 2004.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007