WARRANTY DEED

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/24/04 14:38 2pgs
Fees:13.00 Taxes:632.70

20040824-0102271

State of Tennessee)
County of Davidson)

G#2651-2

The actual consideration or value, whichever is greater, for this transfer is **$171,000.00.**

Stephanie Sprott
Affiant

Subscribed and sworn to before me, this the 13th day of August, 2004.

M L Gilbreath
Notary Public

My commission expires: 8-14-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
JOHN TICKLE and BRANDY L. TICKLE	Pinnacle National Bank	**Map 172-12-0-B, Parcel 216.00co**
609 Cobble Court	211 Commerce Street, Ste 300	
Nashville, TN 37211	Nashville, TN 37201	

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, WE,

PETER J. ROGERS and wife, JUDITH L. ROGERS

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

JOHN TICKLE and BRANDY L. TICKLE, husband and wife

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. 272 on the Plan of Bradford Hills, Section Eleven, a Planned Unit Development, as of record in Book 7900, Page 496, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Peter J. Rogers, unmarried, by Warranty Deed dated May 28, 1999, from Christopher I. Donnelly and wife, Valerie A. Donnelly, of record in Book 11516, Page 720, Register's Office for Davidson County, Tennessee. And further conveyed to Peter J. Rogers and wife, Judith L. Rogers, by Warranty Deed dated December 30, 2002, from Peter J. Rogers, of record in Instrument No. 20021230-0162144, said Register's Office.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 8069, Page 170, and as annexed in Book 8885, Page 519, said Register's Office; By-Laws of record in Book 8071, Page 531, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

THIS instrument is being executed in behalf of Judith L. Rogers, pursuant to a Power of Attorney executed by her on the 27th **day of** July**, 2004, of record in Instrument No.** 20040824-0102270**, Register's Office for Davidson County, Tennessee.**

This is Improved (__X__) Unimproved (____) property, known as: **609 Cobble Court, Nashville, TN 37211.**

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 convenant 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 my/our hand(s) this **13th** day of **August, 2004.**

PETER J. ROGERS

Judith L. Rogers by Peter J. Rogers, atty-in-fact

JUDITH L. ROGERS BY: PETER J. ROGERS, ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On the **13th** day of **August, 2004,** before me personally appeared **PETER J. ROGERS,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **JUDITH J. ROGERS,** as her attorney-in-fact and acknowledged that **PETER J. ROGERS** executed the same as the free act and deed of the said **JUDITH J. ROGERS.**

Notary Public

My Commission Expires: 4/10/05

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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 **PETER J. ROGERS,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **August, 2004.**

Notary Public

My Commission Expires: 4/10/05

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.