Davidson County DEEDWARR
Recvd: 09/03/04 15:31 2pgs
Fees:13.00 Taxes:277.50

20040903-0107272

WARRANTY DEED

P-AML-04-6993

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$80,000.00~~ 75,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF August, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/27/07

(AFFIX SEAL)

WILLIAM G. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karen L. Rodgers	Long Beach Mortgage Corp.	
6993 Old Hickory Blvd.	7887 E. Belleview Avenue, Suite 700	39-157.00
Whites Creek, Tennessee 37189	Englewood, CO 80111	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT E. ELLIS AND WIFE, JUDITH A. ELLIS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KAREN L. RODGERS, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

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

A tract of land in the 14th, formerly the 24th Civil District of Davidson County, being part of the tract marked "Sold to R. D. Marshall' on the plan of the lands sold in the cause of Earthman vs. McCord, et al, under Rule No. 38136 of the Chancery Court at Nashville, a copy of the plan of said land being of record in Plan Book 3, page 16, of said Chancery Court, and also being known as Tract No. 12 on the Map of the property known as the Bob Marshall Farm, not of record, and described according to a copy of a survey thereof by L. D. Justice, Surveyor, August 21, 1947, as follows:

BEGINNING at a point in the center line of Old Hickory Boulevard at the corner of Tracts Nos. 12 and 13; thence with the line between said tracts north 28 degrees 09' East 852 feet to the south line of Tract No. 3; thence with the south line of the same South 38 degrees 22' East 106.1 feet to the corner of the tracts Nos. 11 and 12; thence with the line between said tracts south 28 degrees 09' East 812 feet to the centerline of Old Hickory Boulevard; thence with the center line of the same North 60 degrees 10' West 100 feet to the beginning, containing 1.97 acres, more or less.

Being the same property conveyed to Robert E. Ellis and wife, Judith A. Ellis by deed from James E. Brown, single, dated January 14, 1993 and filed of record in Book 8843, page 187, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 6993 Old Hickory Blvd., Whites Creek, Tennessee 37189
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 20th day of August, 2004.

Robert E. Ellis

Judith A. Ellis

STATE OF Tennessee

COUNTY OF Davidson

I, the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that Robert E. Ellis and wife, Judith A. Ellis personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20th day of August, 2004.

Notary Public

My Commission Expires: 11/27/07

(SEAL)

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert E. Ellis, 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 A. Ellis and acknowledged that he/she executed the same as the free act and deed of the said Judith A. Ellis.

Witness my hand and official seal, this the 20th day of August, 2004.

Notary Public

My Commission Expires: 11/27/07

(SEAL)

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067