STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer
or value of property (whichever is greater)
is $162,000.00. This is equal to or greater than the
property would bring at a fair and voluntary sale.

Affiant

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

Notary Public
My Commission Expires: 03/26/05

THIS INSTRUMENT PREPARED BY:
HOLLINS & ASSOCIATES, PLLC
401 Church Street, Suite 2720
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 10/04/04 11:15 4pgs
Fees:23.00 Taxes:599.40
20041004-0119115

ADDRESS NEW OWNER:
1311 Clarke Street
Old Hickory, TN

SEND TAX BILL TO:
SAME

Map: 53-3, Parcel: 194

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Eleanor R. Long, an widow, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Ronald P. Rogers and Mary L. Rogers, his wife, hereinafter the GRANTEES, their successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 1311 Clarke Street, Old Hickory, Tennessee 37138

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

SEE ATTACHED EXHIBIT B, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs, successors, representatives and assigns, forever; GRANTOR does further covenant with said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and she does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors, representatives 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.

0409-1

WITNESS my hand this 27th day of September, 2004.

GRANTOR:

Eleanor R. Long

Eleanor R. Long

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Eleanor R. Long, the within named bargainor, 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, at office, this 27th day of September, 2004.

Notary Public

My Commission Expires: 03/26/05

COURTNEY HOLLINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A
Real Property Description

Being Lot No. 188 on the Plan of Section "B", Village of Old Hickory, of record in Book 1424, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rufus Elijah Long and wife, Eleanor R. Long by deed from Donald E. Clifford and wife, Joan H. Clifford, of record in Book 2497, Page 457, Register's Office for Davidson County, Tennessee. The said Rufus Elijah Long having since died.

EXHIBIT B
PERMITTED EXCEPTIONS

1. City and/or County Taxes for the year 2004 and subsequent years: A lien, not yet due or payable.
2. Plan of record in Plat Book 1424, page 67, Register's Office for Davidson County, Tennessee.
3. Easement of record in Book 576, page 664, Register's Office for Davidson County, Tennessee.
4. Easement of record in Book 626, page 556, Register's Office for Davidson County, Tennessee.
5. Easement of record in Book 662, page 743, Register's Office for Davidson County, Tennessee.
6. Easement of record in Book 735, page 419, Register's Office for Davidson County, Tennessee.