THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

Address New Owner(s)
owen Roger & Joyce Rogers
PO Box 680188
Franklin, TN 37068

Send Tax Bills To:
owen & Joyce Rogers
PO Box 680188
Franklin, TN 37068

Davidson County DEEDWARR
Recvd: 12/06/04 11:09 2pgs
Fees:13.00 Taxes:333.00
20041206-0144749

Map & Parcel Nos.:
134-13-53.00

SPECIAL WARRANTY DEED CORPORATION

FOR AND IN CONSIDERATION of the sum of **$90,000.00**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **The Provident Bank d/b/a PCFS Financial Serives** (herein referred to as "Grantor" has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Owen Rogers and Joyce Rogers, husband and wife** (herein referred to as "Grantees"), their heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE:

LAND in Davidson County, Tennessee, BEING Lot No. 142 on the Plan of Kenilworth Estates, Section 3, of record in Book 2900, Pages 149 and 150, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to The Provident Bank by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, of record in Instrument No. #20040622-0073803, dated June 22, 2004 and recorded June 22, 2004, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to taxes for the current year which have been prorated and assumed by the GRANTEE(s): All matters appearing of record on the Plan of record in Book 2900, pages 149 and 150 , said Register's Office. Restrictive Covenants, Restrictiosn Declarartions of Covenants, Conditions and Restrictions of record in Book 3224, page 445, said Register's Office. Easements of record in Book 9525, page 420, said Register's Office. Any and all matters appearing of record, easements, right-of-way, set back lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

The above legal description is identical to the one of the previous deed of record.

This property is also known as 201 Spartan Drive; Nashville, TN 37211.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantees that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that they are free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2004** real estate taxes, which are to be prorated. But this Special Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by Grantors herein and does not extend to any previous time thereto. Wherever used, the singular number shall include the plural the singular and the use of any gender shall be applicable to all genders.

GRANTOR FURTHER COVENANTS with the said Grantees and binds themselves, their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

GRANTOR:

The Provident Bank d/b/a PCFS Financial Serives

By Robert C. Hardman, V. Pres.

By S. B. TUCKER
AUTHORIZED SIGNER

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$90,000.00**.

AFFIANT

Subscribed and sworn to before me, this 17th day of November, 2004.

NOTARY PUBLIC

My Commission Expires:
8/22/07

HEATHER M. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

STATE OF OHIO)

COUNTY OF Hamilton)

Personally appeared before me, Kay E. Pierce, a Notary Public in and for said state and county, Robert C. Hardman and S.B. Tucker, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Vice President and Authorized Agent of **The Provident Bank d/b/a PCFS Financial Serives**, the maker, and is authorized by the maker to execute this instrument on behalf of the maker by its Vice President and Authorized Agent.

WITNESS my hand and seal at office this 17th day of November, 2004.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF OHIO

KAY E. PIERCE
Notary Public, State of Ohio
My Commission Expires
December 16, 2008

PROPERTY ADDRESS:
201 Spartan Drive
Nashville, TN 37211

NAME & ADDRESS OF NEW OWNER:
Owen & Joyce Rogers
PO Box 680188
Franklin, TN 37068