(2)

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of February, 2005.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11/02/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/01/05 14:08 2 pg
Fees:13.00 Taxes:395.90
20050301-0022480

ADDRESS NEW OWNER(S) AS FOLLOWS:
John D. Rohelier and Shirley A. Rohelier
39 Benzing Road
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
162-08-0 019.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carmen T. Hall, unmarried,*** hereinafter referred to as Grantors, hereby transfers and conveys to **John D. Rohelier and wife, Shirley A. Rohelier**hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 50 on the Plan of Antioch Park, Section 1, of record in Plat Book 3600, Page 96, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Carmen T. Sanders by Warranty Deed from Timothy E. Atwood and wife, Linda S. Atwood of record in Book 5249, Page 882, Register's Office for Davidson County, Tennessee, dated February 3, 1978.

Said property was further conveyed Carmen T. Hall and husband, Thomas Elmer Hall by Quit Claim Deed from Carmen T. Hall (formerly known as Carmen T. Sanders) of record in Book 10646, Page 781, Register's Office Davidson County, Tennessee, dated October 7, 1997 and re-recorded October 15, 1997.

*Thomas Elmer Hall is now deceased.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 3600, Page 96, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3861, Page 744, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 39 Benzing Road, Antioch, Tennessee 37013.

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 I do covenant with the said**GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 24th day of February, 2005.

Carmen T. Hall by Mark Scott Atty in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Scott, with whom I am personally acquainted and who proved himself to be the attorney in fact of Carmen T. Hall and who being authorized to do so acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of February, 2005.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires 11/02/05

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