McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $75,000.00

Affiant

Subscribed and sworn to before me, this 11th day of March, 2005

Notary Public

My commission expires: 3/27/05

SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires MAR. 27, 2005

Davidson County DEEDWARR
Recvd: 03/15/05 08:46 2 pgs
Fees:13.00 Taxes:277.50
20050315-0028173

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Glenn B. Rogers	**New Owner**	**Map 118 Group 12 Parcel 25**
605 Westover Drive		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Charles Timothy Burnette, married, Della Teresa Lannom Hemphill, married, and Rhonda Louise Jane Hallman, married

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

Glenn B. Rogers, and wife, Marianne H. Rogers

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, described as follows, being Lot No. 217 on the Map of Thompson and Ring's Subdivision of Edenwold Park, as revised and corrected, as of record in Book 332, Page 29, Register's Office for said county.

Said Lot No. 217 fronts 50 feet on the easterly side of Moore or Eugenia Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Rhonda Louise Jane Hallman, Charles Timothy Burnette, and Teresa Hemphill (a.k.a. Della Teresa Lannom) by quitclaim deed from Elizabeth Louise Fondaw, Executrix of the Estate of Della Mae Bridges, of record in Instrument #20050204-0013207, Register's Office for Davidson County, Tennessee. **Last Will and Testament of Della Mae Bridges of record in the Davidson County Probate Court Clerk's Office, Case No. 04P-1719. Teresa Hemphill and Della Teresa Lannom Hemphill are one and the same person.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 332, Page 29, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved (X) unimproved (____) property known as 2608 Eugenia Avenue, Nashville, TN 37211.

Said property was used for investment purposes and was never the marital residence of any of the Grantors.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 11th day of March, 2005.

Charles Timothy Burnette

Della Teresa Lannom Hemphill

Rhonda Louise Jane Hallman

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Charles Timothy Burnette and Della Teresa Lannom Hemphill and Rhonda Louise Jane Hallman, the within named sellers, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of March, 2005.

Notary Public

My Commission Expires: 3/27/05

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005

File #: **05163-SH**
RECORD & RETURN TO:
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027