Davidson County DEEDWARR
Recvd: 03/29/05 07:56 2 pgs
Fees:13.00 Taxes:462.50

20050329-0033140

BOX 04

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS $125,000.00

Affiant

Subscribed and sworn to before me this 25 day of

Notary Public
My Commission expires:
(Affix Seal)

JASON C. GUTHRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kenneth L. Rogers	SAME	041-11-0-055.00
3921 Stilton Drive		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Roy Huddleston**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Curtis K. Rogers and Kenneth L. Rogers**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 392 on the plan of Bellshire Estates, Section "A", of record in Book 2331, page 116, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 392 fronts 105 on the northeasterly side of Stilton Drive and extends back 377.9 feet on the northwesterly line and 391 feet on the southeasterly line to a broken line in the rear measuring 116.1 feet thereon.

Being the same property conveyed to Roy Huddleston, by deed from Mortgage Electronic Registration Systems, Inc., acting solely as Nominee for America's Wholesale Lender, on January 11, 2005, of record in Instrument Number 20050121-0007979, [redacted] Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2005 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 2331, page 116, Register's Office Davidson County, Tennessee.
- Easement for Sanitary Sewer and Drainage of record in Book 6232, page 945, Register's Office Davidson County, Tennessee.

This is improved property known as: **3921 Stilton Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 25, 2005.

Roy Huddleston

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Roy Huddleston** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at Office this February 25, 2005

My commission expires 7/2/07

Notary Public

JASON C. GUTHRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 2