Davidson County DEEDWARR
Recvd: 06/20/05 11:31 2 pgs
Fees:13.00 Taxes:737.78

20050620-0070211

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $199,400.00

Affiant

Subscribed and sworn to before me, this 3rd day of June, 2005.

Notary Public
My commission expires: 9/1606

EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO., TENN.
MY COMMISSION EXPIRES: NOVEMBER 08, 2006

03-0505-32752

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Kimberly A. Margrave<br>613 Cobble Court<br>Nashville, TN 37211 | 172-12-O-B-217<br>Mortgage Investors Group<br>8320 East Walker Springs Ln. #200<br>Knoxville, TN. 37923 | 172-12-<br>O-B-217 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Philip L. Rockwell, Jr. and wife, Lisa Marie Rockwell, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kimberly A. Margrave, hereinafter called the Grantees, their successors 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, being Lot No. 271, on the Plan of Bradford Hills, Section Eleven, of record in Book 7900, Page 6; amended in Book 7900, Page 496, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Philip L. Rockwell, Jr. and wife, Lisa Marie Rockwell by deed from Don Steven Moore, of record in Instrument No. 20000914-0091663, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 613 Cobble Court, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 3rd day of June, 2005.

Philip L. Rockwell, Jr.

Lisa Marie Rockwell by Philip L. Rockwell, Jr. Atty-in-Fact
Lisa Marie Rockwell
by Philip L. Rockwell, Jr. Atty-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Philip L. Rockwell, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 3rd day of June, 2005.

Notary Public
State of Tennessee at Large

My Commission expires: 6-19-07

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid County and State, Philip L. Rockwell, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that he is the attorney-in-fact for Lisa Marie Rockwell and is authorized by her to execute this instrument on her behalf.

Witness my hand, at office, this 3rd day of June, 2005.

Notary Public
State of Tennessee at Large

My commission expires: 6-19-07

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN