Record to Return to:
Smith Shulow Assoc
846 Conference Dr Ste 4
Goodlettsville, TN 37072

This instrument prepared by:
Steve G. Waters
Attorney at Law
Hallmark Title Company
100 Bluegrass Commons
Hendersonville, Tennessee 37075
(615) 264-8979

File No.: **2105-882522**

Davidson County DEEDWARR
Recvd: 07/21/05 13:21 3 pgs
Fees:18.00 Taxes:444.00
20050721-0085088

WARRANTY DEED

THIS INDENTURE, made and entered into this **Fifteenth day of July, 2005**, by and between **Jennifer D. Rodgers**, parties of the first part, and **Daniel O. Aluoch and Lynette A. ~~Aluoch~~ Aluoch, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Madison**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 150 IN THE RESUBDIVISION OF TRACT NO. 13 ON THE PLAN OF ANDERSON ESTATES, NOT OF RECORD, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE EASTERLY MARGIN OF SCALF DRIVE, AT THE CORNER OF LOT NOS. 149 AND 150; THENCE EASTERLY ALONG THE DIVIDING LINE OF SAID LOTS, 168.3 FEET, THE CORNER OF LOTS 149, 150, 132, AND 133; THENCE SOUTHERLY ALONG THE LINE BETWEEN LOT NOS. 132 AND 150, 50 FEET TO THE CORNER; THENCE WESTERLY ALONG THE LINE 167.2 FEET TO THE EASTERLY MARGIN OF SCALF DRIVE; THENCE WITH SAID DRIVE, NORTH 100 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY DECREE FOR REDEMPTION FROM TDP CAPITAL ACCESS, LLC TO JENNIFER D. RODGERS AS RECORDED ON THE 31ST DAY OF JULY, 2002 IN INSTRUMENT NO. 20020731-0091539; FINAL DECREE CONFIRMING SALE FROM JENNIFER D. RODGERS TO TDP CAPITAL ACCESS, LLC AS RECORDED ON THE 7TH DAY OF FEBRUARY, 2002 IN INSTRUMENT NO. 20020207-0016927 AND WARRANTY DEED FROM DARYL M. ADLER, UNMARRIED TO JENNIFER D. RODGERS, A MARRIED WOMAN AS RECORDED ON THE 27TH DAY OF SEPTEMBER, 2000 IN INSTRUMENT NO. 20000927-0095624, IN THE REGISTER'S OFFICE OF DAVISON COUNTY, TENNESSEE

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **43-07 9.00**

Improved OR

Unimproved property located at: **310 Scalf Drive G, Madison, Tennessee 37115**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Jennifer D. Rodgers by Virginia Reedus Attorney in Fact

Jennifer D. Rodgers

State of **Tennessee**

County of ~~**Sumner**~~ Giles

On this the 15th day of July, 2005, before me personally appeared **Virginia Reedus**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Jennifer D. Rodgers**, and who acknowledged that she executed the same as the free act and deed of the said **Jennifer D. Rodgers**, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Book _____, page _____, said Register's Office.

BRAD GOODMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

Brad Goodman

Notary Print Name

My Commission Expires: 11/24/07

****

Owner's Name: **Daniel O Aluoch and Lynette A. Aluoch**

and Address: **310 Scalf Drive G**
Madison, TN 37115

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Choice One Mortgage
639 E Main St Bldg B
Hendersonville TN 37075

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**120,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Fifteenth day of July, 2005.**

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 3-11-09