This Instrument Was Prepared By:

Kirk C. Waite, Attorney
MOORELAND TITLE COMPANY
7123 Crossroads Blvd.
Suite A
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 10/31/05 11:28 2 pgs
Fees:13.00 Taxes:403.30

20051031-0131130

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $109,000.00.

Affiant

Subscribed and sworn to before me, This 27th day of October, 2005.

JENNIFER FISHER NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

Notary Public

My Commission Expires: 2/20/07

Address New Owner:	Send Tax Bills to:	Map-Parcel
Travis C. Rogers 304 Jenny Murff Drive Antioch, TN 37013	First Trust Bank for Savings P. O. Box 17257 Memphis, TN 38187-0257	160-7-O-70.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged Joseph W. McGee and Biane Swarthout McGee, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Travis C. Rogers, a single man, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No.201 on the Plan of Antioch Park, Section Three, of record in Plat Book 4468, Page 25, Register's Office for Davidson County, Tennessee, to which the plan reference is made for a more complete description.

Being the same property conveyed to Joseph W. McGee and Biane Swarthout, by Deed from B & G Company, Inc. of record in Book 8443, Page 731, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for 2006 and all subsequent years a lien.
2. All matters contained in Restrictive Covenants of record in Book 4519, Page 933, Register's Office for Davidson County, Tennessee.
3. All matters set forth in Plat of record in Book 4460, Page 25, Register's Office for Davidson County, Tennessee.

This is improved property known as: 304 Jenny Murff Drive Antioch, TN 37013.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; the Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 27th day of October, 2005.

Joseph W. McGee

Biane Swarthout McGee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Joseph W. McGee and Biane Swarthout McGee, husband and wife, with whom I am personally acquainted, and who upon oath, acknowledged themselves to be the within named bargainors, and that they as such executed the foregoing instrument for the purpose therein contained, by signing their names.

Witness my hand, at Brentwood, Tennessee, this 27th day of October, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

3.6.06

NOTARY PUBLIC AT LARGE