WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/01/05 09:49 3 pgs
Fees:18.00 Taxes:314.50

20051101-0131703

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2005.

BARBARA BLACK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: (AFFIX SEAL)

My Commission Expires NOV. 26, 2005

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	Send Tax Bills To:	Map and Parcel Number:
Jacqueline C. Rogers	**Jacqueline C. Rogers**	**53.07/29.00**
1802 Turner Street	**1800 Turner Street**	
Old Hickory, TN 37138	**Old Hickory, TN 37138**	

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

Christopher Tod Mullen and wife, Jessica Brooke Mullen,

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

Jacqueline C. Rogers, married,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2006 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All All matters on the Plan of Record in Plat Book 1424, page 132, Register's Office for Davidson County, including any and all revisions, corrections and/or amendments thereto of record.

(X) Improved
This is ( ) Unimproved property is known as: **1802 Turner Street**
Old Hickory, TN 37138

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 and assigns forever; and we do not covenant with 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 is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever 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 hand this 28th day of **OCTOBER, 2005.**

Christopher Tod Mullen

Jessica Brooke Mullen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Christopher Tod Mullen and wife, Jessica Brooke Mullen,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee.

This 28th day of **OCTOBER, 2005.**

Notary Public

My Commission Expires:

BARBARA BLACK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 26, 2005

Exhibit "A"

LAND in Davidson County, Tennessee, being Lot No. 13, on the Revised Plan of Section "E", of the Village of Old Hickory, as of record in Book 1424, page 132, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher Tod Mullen and wife, Jessica Brooke Mullen, by Warranty Deed from Jon L. McElroy and wife, Tammy J. McElroy dated November 30, 1998, and filed for record December 3, 1998, in Book 11234, page 596, Register's Office for Davidson County, Tennessee.