31B
BBS
JM

Davidson County DEEDWARR
Recvd: 12/08/05 15:14 3 pgs
Fees:18.00 Taxes:12210.00
20051208-0147886

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (EWB)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Numbers(s)
Equitable Trust Company and Barbara M. Rogers, Successor Co-Trustees One Belle Meade Place 4400 Harding Road, Suite 310 Nashville, TN 37205	Same	Map 130-3 Parcel 1

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, BARBARA M. ROGERS ("Grantor") has bargained and sold, and by these presents transfers and conveys unto Barbara M. Rogers and Equitable Trust Company, Successor Co-Trustees of the Jack C. Massey Trust for the benefit of Barbara M. Rogers under Trust Agreement dated October 2, 1972, a Fifty Percent (50%) undivided interest as tenant in common; and unto Barbara M. Rogers and Equitable Trust Company, Successor Co-Trustees of the Jack C. Massey Trust for the benefit of Elizabeth C. Poe under Trust Agreement dated October 2, 1972, a Fifty Percent (50%) undivided interest as tenant in common (collectively, "Grantees"), their successors and assigns, in a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

The source of this description is the prior deed.

This is unimproved property located at Lot 10, Jackson Boulevard, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. The lien of 2005 taxes, which are not yet due and payable.

2. All matters shown on Plat of record in Book 4460, page 89 Register's Office of Davidson County, Tennessee.

3. Such state of facts as an accurate survey would disclose.

4. Existing highway, roadway, and utility easements, if any.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds herself and her heirs and assigns to warrant and forever defend the title to said land to Grantees, their successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 1st day of September, 2005.

Barbara M. Rogers

Barbara M. Rogers

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, **Barbara M. Rogers**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1ST day of SEPTEMBER, 2005.

Janet F. Gushura

Notary Public

JANET F. GUSHURA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 25, 2009

My Commission Expires:_____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $3,300,000.00.

M. Rick Rulfs

Affiant

Sworn to and subscribed before me this 1ST day of SEPTEMBER, 2005.

Janet F. Gushura

Notary Public

My Commission Expires:_____

JANET F. GUSHURA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 25, 2009

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Davis Estates, Section 5, of record in Book 4460, page 89, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Barbara M. Clark by Quitclaim Deed from George D. Clark, Jr. of record in Book 5935, page 831, said Register's Office; and being the same property conveyed to Barbara M. Rogers by Quitclaim Deed from Barbara M. Clark of record as Instrument Number 199912090301317, said Register's Office; Barbara M. Clark being the same person now known as Barbara M. Rogers.