This Instrument prepared by
and after recording return to:
LASSITER, TIDWELL & HILDEBRAND, PLLC
1850 ONE NASHVILLE PLACE
150 FOURTH AVENUE NORTH
NASHVILLE, TENNESSEE 37219

Davidson County DEEDWARR
Recvd: 01/17/06 15:14 2 pgs
Fees:13.00 Taxes:469.90
20060117-0006394

GENERAL WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
John D. Rogge **605 Roxanne Court** **Antioch, TN 37013**	**(Same)**	**162-10-109**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Know all men by these presents that, **STEVEN C. LONGACRE** and wife, **SALLY L. LONGACRE,** (collectively the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) cash and other good and valuable consideration to the Grantors, in hand paid by **JOHN D. ROGGE**, a single man (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in DAVIDSON County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

> Land in Davidson County, Tennessee, being Lot(s) 109, as shown on the map entitled Brookview Estates, Section 2, of record in Plat Book 4460, page(s) 103 (sic) should be Page 163, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to STEVEN C. LONGACRE AND WIFE, SALLY L. LONGACRE, by deed from DANNY W. ADAIR AND WIFE, CLARA J. ADAIR, of record in Book 11320, page 593, dated January 29, 1999, said Register's Office.
>
> This is improved property commonly known as: **605 Roxanne Court, Antioch, Tennessee 37013.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes for 2006 which have been prorated and assumed by the Grantee.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, his heirs, successors and assigns, forever.

The Grantors, for themselves and their heirs, successors and assigns covenant with the Grantee that the Grantors are lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantors have good right and lawful authority to sell and convey the Property; that the Grantors have committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantors do hereby bind themselves and their heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, his heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantors and any other person.

IN WITNESS WHEREOF, this General Warranty Deed is executed by the Grantors as of the 13th day of January, 2006.

Steven C. Longacre

Sally L. Longacre

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Steven C. Longacre** and **Sally L. Longacre** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of January, 2006.

Notary Public
My commission expires: _____

CHERYL HENRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property is $127,000.00.

Affiant

Sworn to and subscribed before me this
13th day of January, 2006.

Notary Public
My Commission Expires: _____

CHERYL HENRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
Expires JULY 29, 2006