# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/21/06 12:48 2 pgs
Fees:13.00 Taxes:210.90

20060221-0020095

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF February 2006

Notary Public

MY COMMISSION EXPIRES: 8/23/09
(AFFIX SEAL)

PAM S. ASHLEY
MY COMM. EXP.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

**THIS INSTRUMENT WAS PREPARED BY**
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Frankie Matthews (NAME) | Owner (NAME) | MAP 43-6 |
| 302 Shepherd Hills Drive (ADDRESS) | (ADDRESS) | PARCEL 311 |
| Madison, Tennessee 37115 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Robert Stephen Rogers, unmarried

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

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

Land in Davidson County, Tennessee, being Lot No. 216, on the Plan of Madison Park, Section 8, of record in Book 4300, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot fronts 61 feet on the northerly side of Becklea Drive and extends back 136.3 feet on the easterly line and 136.1 feet on the westerly line to a dead line and measures 62.7 feet.

Being the same property conveyed to Robert Stephen Rogers by deed from Johnny R. Parish and wife, Rita B. Parish of record in Book 9111, Page 299, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 4532, Page 300, said Register's Office.

Subject to notes on plat of record in Book 4300, Page 117, Register's Office, Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 246 Becklea Drive, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 forever 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 17th day of February, 2006

Robert Stephen Rogers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Stephen Rogers, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at White House, Tennessee, this 17th day of February 2006

Commission expires 8/23/09

Notary Public

CHRIS ATCHLEY
MY COMM. EXP.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to minimum building setback lines, public utility and drainage easements and utility anchor easements, of record in Book 4300, Page 117, said Register's Office.