BOX #14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/08/06 13:37 2 pgs
Fees:13.00 Taxes:1137.75

20060508-0053410

State of Tennessee)
County of Davidson)

G#19684-2

The actual consideration or value, whichever is greater, for this transfer is **$307,500.00.**

Affiant

Subscribed and sworn to before me, this the 5th day of May, 2006.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
JENNIFER L. SCHUBERTH	**SUNTRUST MORTGAGE, INC.**	**Map 131-03-0, Parcel 141.00**
1821 Shackleford Road	**P.O. Box 79041**	
Nashville, TN 37215	**Baltimore, MD 21279-0041**	

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, I,

BENNIE C. ROGERS, III, unmarried

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

JENNIFER L. SCHUBERTH, an unmarried woman

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

LAND in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being Lot No. 34 on the unrecorded portion of the Plan of Birdhaven, described according to a survey made by J. Douglas Roach, dated August 28, 1946, as follows:

BEGINNING at the Southeast corner of Shackleford Road and Glendale Lane or Loan Oak Road; thence, with the southerly margin of Shackleford Road, eastwardly 79.4 feet, more or less, to the corner of Lot Nos. 34 and 35; thence, with the line between said two Lots, southwardly 191.7 feet to the northerly line of the Neil Hunt Subdivision, as of record in Book 974, Page 19, said Register's Office; thence, with said line, westwardly 79 feet to the easterly margin of Glendale Lane or Lone Oak Road; thence, with same northwardly 200 feet to the BEGINNING.

BEING the same property conveyed to Bennie C. Rogers, III, unmarried, and Ben C. Rogers, Jr., married, as joint tenants with rights of survivorship, by Warranty Deed dated January 5, 2000, from Dana L. Catalano and wife, Melissa B. Catalano, of record in Instrument No. 200001110003879, Register's Office for Davidson County, Tennessee. And further conveyed to Bennie C. Rogers, III, unmarried, by Quitclaim Deed dated January 5, 2000, from Ben C. Rogers, Jr., and wife, Randy M. Rogers, of record in Instrument No. 200001110003881, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is IMPROVED (__X__) unimproved (____) property, known as: **__1821 Shackleford Road, Nashville, TN 37215__**.

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/our hand(s) this **5th** day of **May, 2006.**

Bennie C Rogers III

BENNIE C. ROGERS, III

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 **BENNIE C. ROGERS, III ,** 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 Nashville, Tennessee, this **5th** day of **May, 2006.**

Notary Public

JOAN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 3/22/05