Davidson County DEEDWARR
Recvd: 06/02/06 14:14 2 pgs
Fees:13.00 Taxes:416.25

20060602-0065311

This Instrument Prepared by:

Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is **$112,500.00**

Affiant

RITA B. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY, TENN.

Subscribed and sworn to before me, this **05/16/06**

Notary Public
My commission expires: 6-17-07

Name and Address of New Owner:	Send Tax Bills To:	Tax Information:
Ivan Robbins 296 38th Ave. N Nashville, TN 37209	New Owner	092-13-0-259.00

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Justin W. Rogers and Ryan Leske**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ivan Robbins and Cherie Robbins, husband and wife and George N. Degerberg, IV, a married man,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

LAND in Davidson County, Tennessee,

BEING Lot No. 1 on the Plan of Resubdivision Block 34 on the Plan of Charlotte Pike 2nd Ext and Part of a Closed Street, as of record in Instrument No. 20011015-0111990, Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Jerry Vinett Jr. Corporation , by Installment Deed dated June 21, 2001, from James A. Lewis and wife, Hilda M. Lewis, and Sherry Cox and Linda Sue Lichtgarn, of record in Instrument No. 20010621-0065900, Register's Office for Davidson County, Tennessee. The said corporation having since dissolved. Title is vested in Jerry Vinett, Jr. as sole stockholder.

BEING the same property further conveyed to Ryan Leske and Justin W. Rogers by Warranty Deed from Jerry Vinett, Jr. on May 16, 2006 of record in Instrument No. 20060526-0062264, Register's Office for Davidson County, Tennessee.

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; subject to "Special Notes 1 and 2" on the Plat of record in Instrument No. 20011015-0111990, said Register's Office and taxes for the current year which have been prorated and assumed by the Grantee herein.

THE ABOVE DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN.

This is unimproved property known as **296 38th Avenue North, Nashville, TN 37209**

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, We, Justin W. Rogers and Ryan Leske, sign this Warranty Deed on this the 05/16/06.

Justin W. Rogers

Ryan Leske

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 **Justin W. Rogers** and **Ryan Leske,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 16 day of May, 2006.

RITA B. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My Commission Expires: 6-17-07