Davidson County DEEDWARR
Recvd: 06/07/06 11:12 2 pgs
Fees:13.00 Taxes:638.25

20060607-0067505

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $172,500.00

Affiant

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

Notary Public
My commission expires: 7-29-06

15-0605-150715

Address of New Owner:	Send Tax Bills to:	Tax Information
Nathan A. Rogers 100 Chitwood Court Old Hickory TN 37138	New Owner	063-16-0-B-180.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Anthony F. Ballinger and wife, Sherry S. Ballinger, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Nathan A. Rogers, unmarried, hereinafter called the Grantees, their successors 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. 262, on the Plan of Plan of Hampton Park (formerly Chitwood Downs), of record in Book 6900, Pages 550-552 as corrected in Certificate of Correction in Book 7462, Page 445 and as amended in Book 8181, Page 112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anthony F. Ballinger and wife, Sherry S. Ballinger by deed from William Larry Wall and wife, Marsha Ann Wall, dated 7-30-99, of record in Book 11603, Page 350, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 100 Chitwood Court, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 5th day of June, 2006.

Anthony F. Ballinger Sherry S. Ballinger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anthony F. Ballinger and Sherry S. Ballinger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Old Hickory, TN, this 5th day of June, 2006.

State of Tennessee at Large

My Commission expires

MY COMMISSION EXPIRES:
May 3, 2010

