THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 06/19/06 13:12 2 pgs
Fees:13.00 Taxes:451.40

20060619-0072827

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Rodger Devore, II 230 Neely's Bend Road Madison, TN 37115	Rodger Devore,II 230 Neelys Bend Rd Madison , TN 37115	052-01-169

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, WE,

Felicia D. Vega and husband Arnaldo Vega

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

Rodger Devore, II and wife, Emily Devore

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:

Being Lot No. 7 of Block "G" on the revised Plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Felicia D. Vega by Deed of record in Instrument No. 20020416-0046921, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 230 Neelv's Bend Road Madison. TN 37115

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 OUR HANDS THIS 5th day of May, 2006

Felicia D. Vega **Arnaldo Vega**

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Felicia D. Vega and husband Arnaldo Vega

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 5th day of May, 2006

K. J. Losh
Notary Public

My Commission expires July 24, 2007

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMNER COUNTY, TN

STATE OF TENNESSEE

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of May, 2006

My Commission Expires: July 24, 2007

K. J. Losh
Notary Public

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMNER COUNTY, TN