Davidson County DEEDWARR
Recvd: 07/10/06 15:04 2 pgs
Fees:13.00 Taxes:436.60
20060710-0082621

Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Bernard R. Rogan 701 Seven Mile Court Nashville TN 37211	Same	Southeast Title 555 Marriott Dr., S-170 Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $118,000.00

Map & Parcel No.
133.08-0 124.00

Affiant

Subscribed and sworn to before me on 02/28/06.

Notary Public

My Commission Expires: 7/25/09

Dellana Lowhorn
State of Tennessee Notary Public
Davidson County

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Bernice Edward Rains, Jr. and wife, Anita Lynn Hyche-Rains, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Bernard R. Rogan, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Phase II, Valley View Terrace of record in Plat Book 5200, page 119, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Bernice Edward Rains, jr., unmarried, by deed from Carolyn A. Morgan, unmarried, dated July 1, 1994, of record in Book 9399, page 653, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 701 Seven Mile Court, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this February 28, 2006.

Bernice Edward Rains, Jr.

Anita Lynn Hyche-Rains

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Bernice Edward Rains, Jr. and wife, Anita Lynn Hyche-Rains, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~they~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood TN, this the 28 day of February, 2005.

Notary Public

Dellana Lowhorn
State of Tennessee Notary Public
Davidson County

My Commission Expires: 7/25/09