WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/06 13:56 2 pgs
Fees:13.00 Taxes:635.66

20060804-0095846

RETURN TO:
Buyers Title & Escrow
5210 Maryland Way, St 210
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 171,800.00

Martha Conger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 2006

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Marie Wasson
Notary Public

MY COMMISSION EXPIRES: 08/03/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bragg, Mansfield, & Stegall, 110 S. Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adrian Brian Rogers	New Owner	MAP & PARCEL
(NAME)	(NAME)	
204 Rocky Top Drive		176-05-0-B-156.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Brian P. Traughber and wife, Christine J. Traughber

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

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 all of Lot No. 260, Hickory Woods Estates, Section 'C', as shown on survey and plat of same appearing of record in Plat Book 6900, pages 885-887, 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 Brian P. Traughber and wife, Christine J. Traughber, by deed from Butler Construction, LLC, as shown of record in Book 10790, page 721, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 9678, page 187; Book 9764, page 44; Instrument #200012070120450; Instrument #200310100150800; Book 7857, page 87; Book 7876, page 67; Book 9680, page 391; Plat BOok 6900, page 884; Book 9786, page 923; Instrument #200106140062709; Instrument #200106140062710; and Instrument #200110150111957; Register's Office for Davidson County, Tennessee. This conveyance is also subject to a transmission line easement of record in Book 9632, page 793; to sanitary sewer easements of record in Book 9790, page 311, Book 8169, page 564, and Book 8169, page 571; to waterline easements of record in Book 8169, page 579, and Book 8169, apge 588; to a gas line easement of record in Book 5897, page 209; and to an easement to Tennessee Valley Association of record in Plat BOok 6900, pages 885-887; Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 204 Rocky Top Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 28th day of July, 2006

Brian P. Traughber

Christine J. Traughber

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian P. Traughber and wife, Christine J. Traughber

the bargainor S, 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 Murfreesboro, Tennessee, this 28th day of July, 2006.

Commission expires 5-21-07

Notary Public

STATE OF TENNESSEE

COUNTY OF

LYNDA L. KING STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public