Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #06-1377

Davidson County DEEDWARR
Recvd: 09/11/06 11:26 2 pgs
Fees:13.00 Taxes:758.50
20060911-0112028

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Mark A. Marshall, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Deborah Rogers, unmarried hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 5 on the Subdivision Plat of Cane Ridge Farms, Section One, of record in Instrument No. 200008250083988, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property convey to Mark A. Marshall, by deed from NVR, Inc., T/A Ryan Homes, a Virginia Corporation, dated June 28, 2001, of record in Inst. No. 20010703-0070958, Register's Office for Davidson County, Tennessee.
The subject property is not the residence of Mark A. Marshall, his respective spouse(s) or issue.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1020 Blairfield Drive, Antioch TN, 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of August, 2006

Mark A. Marshall

State of Tennessee)
County of Davidson)

On this 30th day of August, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Mark A. Marshall, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

EMILY C. MC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 3-23-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 205,000.00.

Affiant

Sworn and subscribed before me on this the 30th day of August, 2006.

Notary Public

My Commission Expires: 6-8-09

SHEILA BRIZENDINE STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My Commission Expires June 8, 2009

NEW OWNER:
Deborah Rogers
1020 Blairfield Drive
Antioch, TN 37013

RESPONSIBLE FOR TAX PAYMENT:
First Franklin, a Division of
National City
320 SEven Springs Way
Suite 200
Brentwood, TN 37027

TAX MAP-PARCEL #:
174 11 0A 005.00CO

Return To:
Pinnacle Title & Escrow, LLC
2109 Buena Vista Pike
Nashville, TN 37218
(615) 256-3353