File No. 260700986

WARRANTY DEED

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

Davidson County DEEDWARR
Recvd: 09/15/06 14:00 2 pgs
Fees:13.00 Taxes:360.75
20060915-0114646

STATE OF TN
COUNTY OF ~~Wilson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF SEPTEMBER, 2006.

KAREN RUSSELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 5/26/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tanisha Rogers	Tanisha Rogers	108-16-0 77.00
(NAME) 1406 Timber Valley Drive	(NAME) Same	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Charles Swallow, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tanisha Rogers, and Frank Rogers, IV, Married, HEREINAFTER CALLED THE GRANTEE(S), 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. 8OA, Zone Lot Division, Lot No. 80, Percy Priest Woods, Section II, of record in Plat Book 6250, Page 470, amending Plat Book 5800, Page 259, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Charles L. Swallow, unmarried by deed from Bian M. Odom and wife, Janice Odom of record in Deed Book 9691, page 465 and filed for record on June 5, 1995, Register's Office for said County.

Subject to all matters as set forth per Plat Book 5800, Page 259; Book 6250, Page 470, Register's Office of said County.

Restrictive Covenants of record in Deed Book 6560, Page 667; Book 6093, page 392; Book 6097, page 11, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Witness my/our hands this 13th day of September, 2006.

Charles Swallow

Charles Swallow

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Charles Swallow the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 13th day of September, 2006.

Commission expires:

Jessica Talbott

Notary Public

File Number: 260700986

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

JESSICA TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008