BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $875,000.00 .

Nancy Enoch
Affiant

Subscribed and sworn to before me this 15th day of September, 2006.

Priscilla C. Urbanek
Notary Public
My Commission Expires ~~04/22/09~~ May 24, 2009

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 09/18/06 15:28 2 pgs
Fees:13.00 Taxes:3237.50
20060918-0115535

06-0564

Address of New Owner:	Send Tax Bills to:	Tax Information
Richard W. Rodgers	SunTrust Mortgage, Inc	117-6
2222 Woodmont Boulevard	201 Fouth Avenue No. 7th Fl	118.00
Nashville, TN 37215	Nashville, TN 37219	

WARRANTY DEED

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 **Roy C. Flowers**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Richard W. Rodgers and wife Mary Frances Rodgers**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County Tennessee, being the easterly 150 feet of Lot No.36 on the Plat of Hillsboro Heights, not of record. According to a survey made by W.B. Southgate, Engineer, December 26, 1912, said part of Lot No. 36 fronts 150 feet on the northerly side of Woodmont or Concrete Boulevard, and runs back between parallel lines, parallel with and 125 feet east of the easterly margin of 23rd Avenue South, 367 feet, more or less, to the southerly line of Lot No. 22 said Register's Office.

Being the same property conveyed to Roy C. Flowers by deed from Judith Ann Scobey Gentry and Judith Ann Scobey Gentry Trustee, under the will of Mildred Sisco Scobey, dated August 30, 2000, recorded in Instrument 20000831-0086208, Register's Office for said County.

Being the same property conveyed to Roy C. Flowers by deed from Judith Ann Scobey Gentry and Judith Ann Scobey Gentry Trustee, under the will of Mildred Sisco Scobey, dated August 30, 2000, recorded in Instrument 20000831-0086208, Register's Office for said County.

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

This is improved property located at **2222 Woodmont Boulevard, Nashville, TN 37215.**

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 15th day of September, 2006.

Roy C. Flowers

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Roy C. Flowers**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of September, 2006.

Notary Public

My Commission Expires: 04/22/09

