STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer
or value of property (whichever is greater)
is $100,000.00. This is equal to or greater than the
property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me
this 27th day of September 2006

Notary Public
My Commission Expires: March 22, 2008

BRENDI E. KAPLAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
HOLLINS & ASSOCIATES, PLLC
401 Church Street, Suite 2720
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 09/27/06 13:14 4 pgs
Fees:22.00 Taxes:0.00
20060927-0119615

ADDRESS NEW OWNER:
222 Third Avenue North
Nashville, TN 37201

SEND TAX BILL TO:
EXEMPT

Map 081-02-0
Parcel: 077.00 and 078.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, DOWLEN ROGERS and wife, MINNIE P. ROGERS, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, hereinafter the GRANTEE, its successors, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 2319 Hughes Street, Nashville, Tennessee 37208.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

SEE ATTACHED EXHIBIT B, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its representatives and assigns, forever; GRANTORS do further covenant with said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as otherwise herein set out; and they do further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 my hand this 27th day of September 2006.

GRANTOR:

Dowlen Rogers
Dowlen Rogers

Minnie P. Rogers
Minnie P. Rogers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Dowlen Rogers and Minnie P. Rogers, the within named bargainors, 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, at office, this 27th day of September 2006.

Notary Public

BRENDA E. KAPLAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES:
March 22, 2008

My Commission Expires: _____

EXHIBIT A
Real Property Description

Land in Davidson County, Tennessee, being Lot Nos. 95, 96, 97 and 98 on the Plan of Buena Vista Heights Addition of record in Book 161, Page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dowlen Rogers, Fannie B. Rogers and Mark Sawyers by deed from Flem B. Otey, Jr., and wife Edith E. Otey of record in Book 2134, Page 154, Register's Office for Davidson County, Tennessee. Fannie B. Rogers and Mark Sawyers both having since died. And being the same property conveyed to Dowlen Rogers and wife, Minnie P. Rogers by Quitclaim Deed from L. Kenneth Johnson, Trustee, of record in Book 5666, Page 438, Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. City and/or County Taxes for the year 2006 and subsequent years: A lien, not yet due and payable.

2. All matters shown on the Plan of record in Book 161, Page 19, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer Easement of record in Book 6321, Page 498, Register's Office for Davidson County, Tennessee.