WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Mattie Rochelle
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME
THIS THE 13th DAY OF OCTOBER, 2006.

Judy Schechter
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/22/07

JUDY SCHECHTER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 10/19/06 09:01 2 pg
Fees:13.00 Taxes:166.50
20061019-0129661

This instrument prepared by:
Judy Schechter, Attorney at Law
112 Long Hollow Pike, Suite 206
Goodlettsville, TN 37072

Address of New Owners	Send Tax Bills To	Map Parcel #
William E. Rochelle, Jr. and Sarah Rochelle	Owner	07204034000
115 Digby Court		
Goodlettsville, TN 37072		

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, I, Mattie D. Rochelle, a widow, hereinafter called the GRANTOR, have bargained and sold and by these presents do transfer and convey unto William E. Rochelle, Jr. and wife, Sarah Rochelle, hereinafter called the GRANTEE, their heirs and assigns, reserving unto myself a life estate, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

> Land in Davidson County, Tennessee, near Nashville, being Lot No. 22 on the map of Happy Valley Subdivision, not of record, in the 11th Civil District of said county, and described as follows:
>
> Beginning at a point in the northerly margin of Bobby Avenue, at the corner of Lots Nos. 21 and 22; thence with the line between said lots, northerly 140 feet to a point, the corner of Lots Nos. 2 and 3; thence with the line between said Lot 3 and Lot 22, easterly 75 feet to the corner of Lots 4 and 23; thence with the line between Lots 22 and 23, southerly 140 feet to the north margin of Bobby Avenue; thence with the margin of the same westerly 75 feet to the beginning.

Being the same property conveyed to William E. Rochelle and wife, Mattie B. Rochelle, by deed from Dion C. Blackburn and wife, Katheryne O. Blackburn, of record in Book 1846, Page 611, said Register's Office, William E. Rochelle having since died and his wife, Mattie B. Rochelle, having inherited his interest.

This conveyance is made subject to any and all restrictive covenants and easements applicable to the above described property.

This is unimproved property known as: 2713 Bobby Avenue, Nashville, TN 37216.

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, his heirs and assigns, forever; and we do covenant with the said GRANTEE, 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 assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural and the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND this 13th day of October, 2006.

Mattie B Rochelle
MATTIE B. ROCHELLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mattie B. Rochelle, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, and official seal at Goodlettsville, Tennessee on this the 13th day of October, 2006.

NOTARY PUBLIC

JUDY SCHECHTER
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires: 9-22-07