

COMMISSION EXPIRES: JAN 26, 2008

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$225,000.00**
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|27th DAY OF October, 2006.
|Donna C. Pionk
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/31/06 14:53 2 pgs
Fees:13.00 Taxes:832.50

20061031-0135212

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry D. Rogers & Alice Lanie Ward 4832 Peninsula Point Dr. Hermitage, TN 37076	Franklin American Mtg Co. 501 Corporate Centre Dr. Franklin, TN 37067	Map 97-16, Group A Parcel 78

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,

Kenneth M. Register and wife,
Toni M. Register by and through Kenneth M. Register Attorney-in-Fact

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Terry D. Rogers, unmarried, and Alice Lanie Ward, unmarried

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 9 ON THE PLAN OF THE PENINSULA, PHASE THREE, SECTION TWO OF RECORD IN BOOK 9700, PAGE 841, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO KENNETH M. REGISTER AND TONI M. REGISTER, HUSBAND AND WIFE, BY DEED FROM HEATHER W. RHODEN AND THOMAS J. RHODEN, WIFE AND HUSBAND, DATED APRIL 29, 2003, AND OF RECORD IN INSTRUMENT NUMBER 20030502-0059101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years. Property is subject to all matters affecting said premises as contained in Plat Book 9700, Page 841, Register's Office for Davidson County, Tennessee.
2) Property is subject to The Peninsula, Phase Three, Section Two, a Planned Unit Development, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 11181, Page 371, amended in Instrument Number 20000822-0083193, amended in Instrument Number 20030313-0033780, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 9564, Page 693, amended in Book 9743, Page 35, amended in Book 9977, Page 359, Book 10333, Page 219, Book 11258, Page 85, said Register's Office.
3) Property is subject to Restrictive Covenants contained in Book 9564, Page 693, amended in Book 9743, Page 35, amended in Book 9977, Page 359, Book 10333, Page 219, Book 11258, Page 85, Register's Office for Davidson County, Tennessee.
4) Property is subject to easement for sanitary sewers to Metro Government in Book 10693, Page 726, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 4832 Peninsula Pointe Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 hand(s) this 27th day of October, 2006.

Kenneth M. Register

Kenneth M. Register

Toni M. Register by Kenneth M. Register

Toni M. Register by Kenneth M. Register Atty-in-Fact
Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Kenneth M. Register, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of October, 2006.

Donna C. Pionk
NOTARY PUBLIC

DONNA C. PIONK NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

My Commission Expires:

MY COMMISSION EXPIRES: JAN 25, 2008

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 Kenneth M. Register, Attorney-in-Fact for Toni M. Register, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Toni M. Register for the purposes therein contained.

WITNESS my hand and official seal this 27th day of October, 2006

Donna C. Pionk
NOTARY PUBLIC

DONNA C. PIONK NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

My Commission Expires:

MY COMMISSION EXPIRES: JAN 25, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076