THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
103 Continental Place Ste 305
Brentwood, TN 37027

Our File Number: 25926S

FILE BOX 45

MAP/GROUP/PARCEL: 131-06-0F043.00

NEW OWNER'S NAME AND ADDRESS:
MICHAEL G. ROGERS
131 ABBEYWOOD DRIVE
Nashville, TN 37215

SEND TAX BILLS TO:
New Owners

Davidson County DEEDWARR
Recvd: 11/01/06 15:46 2 pgs
Fees:13.00 Taxes:2164.50
20061101-0135890

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged,

WILLIAM M. SHAIN and SANDRA D. LIPSEY, HUSBAND AND WIFE, hereinafter called Grantors, does hereby transfer and convey unto, **MICHAEL G. ROGERS,** his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 43, on the Plan of A resubdivision of Lot 2, Tract 11, Burton Hills and an Addition to the Village of Abbeywood, as shown on plat of record in Plat Book 7900, page 967, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to William M. Shain and wife, Sandra D. Lipsey by Deed of record in Book 10947, Page 805, recorded 05/28/1998, Register's Office for Davidson County, Tennessee.

The subject property is improved property known as 131 ABBEYWOOD DRIVE, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenants with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenants and binds themselves, their heirs, successors, and

representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

WILLIAM M. SHAIN

SANDRA D. LIPSEY

STATE OF ~~TENNESSEE~~ Maine
COUNTY OF ~~Davidson~~ Cumberland

PERSONALLY appeared before me, the undersigned authority, **WILLIAM M. SHAIN and SANDRA D. LIPSEY, HUSBAND AND WIFE**, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in YARMOUTH, ME, ~~Tennessee~~ on this the 21ST day of October, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: NANCY B. DUNN NOTARY PUBLIC, STATE OF MAINE MY COMMISSION EXPIRES DEC. 22, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

The ~~actual consideration~~ or value whichever is greater for this transfer is $585,000.00.

AFFIANT

Sworn to and subscribed before me, this the 30th day of October, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-14-09

MARIE BRADFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.