After Recording please return to:
This Instrument Prepared by:
Title Corporation of America
PO Box 3112, Brentwood, TN 37024
615-377-0749 File No. 0609158

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is **$224,000.00**

Affiant

Subscribed and sworn to before me, this **11/10/06**

Notary Public
My commission expires: May 2, 2010

TAMILYN DERRYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 11/13/06 11:56 2 pgs
Fees:13.00 Taxes:828.80
20061113-0140278

Name and Address of New Owner:	Send Tax Bills To:	Tax Information:
Justin W. Rogers 608 Regent Park Drive Mt. Juliet, TN 37122-6395	Wells Fargo Bank, NA, ISAOA ATIMA PO Box 17339 Baltimore, MD 212971339	118 01 0 086.00

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 consideration, the receipt of which is hereby acknowledged, I, **Peter S. R. Harmer, Jr. a married man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Justin W. Rogers a married man and Renee B. Leymon an unmarried woman,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

LAND in Davidson County, Tennessee,

BEING Lot No. 81 on the Plan of Victoria Place as of record in Book 332, Page 10, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Peter S. R. Harmer, Jr. an unmarried man from Milton H. Sitton and wife, Ann B. Sitton by Warranty Deed dated February 27, 1996 and recorded on March 4, 1996 in book 9967, Page 85, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes for 2006 and subsequent years have been prorated and assumed by the Grantee(s) herein.

This property is improved property known as **1208 A&B Kirkwood Avenue, Nashville, TN 37204-5922**

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, Peter S. R. Harmer, Jr., sign this Warranty Deed on this the 11/10/06.

The undersigned, _____, spouse of Peter S. R. Harmer, Jr., joins in the execution of this instrument for the purpose of conveying to the Grantees all of his/ her right, title, claim and interest in and to the above described property, including but not limited to her homestead, dower, and any and all other marital rights.

Peter S. R. Harmer, Jr.

Carrie Harmer

STATE OF New York
COUNTY OF Essex

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Peter S. R. Harmer, Jr.** and **Carrie Harmer,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 9th day of November, 2006.

LORRAINE VONDELL
Notary Public, State of New York
Reg. # 01VO5044409
Qualified in Essex County
My Commission Expires May 30, 2007

NOTARY PUBLIC STATE OF NEW YORK LORRAINE VONDELL

My Commission Expires:

Lorraine VonDell
Notary Public