Davidson County DEEDWARR
Recvd: 11/16/06 15:52 2 pgs
Fees:13.00 Taxes:384.80
20061116-0142662

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Curtis K. Rogers
4187 Creek Trail Drive
Whites Creek, TN 37189

MORTGAGEE

SEND TAX BILLS
OWNER

MAP-PARCEL:
MAP 041-2, PARCEL 002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Betty J. Barrett, an unmarried person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Curtis K. Rogers and wife, Donzale K. Rogers,** 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:

Being Lot No. 2 of the Resubdivision of Lots 1 & 2 on the plan of Breckenridge Valley, as of record in Plat Book 4885, Page 89, Register's Office, Davidson County, Tennessee.

Being part of the same property conveyed to Herbert B. Barrett and wife, Betty J. Barrett by deed from Ernest G. Brown, Fran P. Tinnin and Sam D. Tinnin, dated May 6, 1970 of record in Book 4415, Page 701, Register's Office, Davidson, Tennessee.
The said Herbert B. Barrett now being deceased.
This is part of the same description as in the previous deed of record.
This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including; easements, covenants and conditions as shown on the plan of record in Plat Book 4885, Page 89, Register's Office, Davidson County, Tennessee.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as: **1305 Valley Trail, Whites Creek, TN 37189.**

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 hands this 14th day of November, 2006.

Betty J. Barrett

Betty J. Barrett

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Betty J. Barrett, the bargainor(s) with whom I am personally acquainted (or 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 and official seal this 14th day of November, 2006.

NOTARY PUBLIC

BRIAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $104,000.00.

Curtis K. Rogers

AFFIANT

Subscribed and sworn to before me this 14th day of November, 2006.

NOTARY PUBLIC

BRIAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07