This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 02/23/07 15:02 2 pgs
Fees:13.00 Taxes:1609.50
20070223-0022932

ADDRESS NEW OWNER:
Frank Rogers
5206 Granny White Pk.
Nashville, TN 37220

SEND TAX BILL TO:
New Owners

MAP	**146**
GROUP	**6**
PARCEL	**56**

Return To: File Box 9B
First Title and Escrow Co. Inc.
2000 Richard Jones Rd Suite #110
Nashville, TN 37315
File # 26283

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 and sufficiency of which are hereby acknowledged, **Joseph C. Hutts and wife, Sandra H. Hutts,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Frank Rogers and wife, Jessica 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:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Treemont, of record in Plat Book 6250, page 895, 896 and 897, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Joseph C. Hutts and wife, Sandra H. Hutts by deed from *Lynn Anderson fka Lynn Anderson Stream of record in Instrument no. 20080324-0030174, Register's Office for Davidson County, Tennessee.
*Mark Hendricks, as Successor Trustee of the Maxwell/Tyne Valley Trust of record as Instrument No. 20040615-0070826,
This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **unimproved** property known as **837 Maxwell Court, Nashville, Tennessee 37220.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **21st** day of **February, 2007.**

Joseph C. Hutts

Sandra H. Hutts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joseph C. Hutts and wife, Sandra H. Hutts**, the bargainors, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 21st day of February, 2007.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF

The actual value or consideration, whichever is greater, for this transfer is $435,000.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of February, 2007.

NOTARY PUBLIC

My Commission Expires:

CHRISTINA M. READ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010