Davidson County DEEDWARR
Recvd: 02/27/07 15:09 2 pgs
Fees:13.00 Taxes:395.90

20070227-0024317

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for
this transfer is $107,000.00

Affiant

Subscribed and sworn to before me
This 23 day of February, 2007

Notary exp: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007

Address of new owners:
520 Pascal Court
Nashville, TN 37207

Send tax bills to:
GMAC Mortgage
6 Cadillac Dr.
Brentwood, TN 37027

Map & Parcel:
060-13-0-131.00

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Rodgers & Rodgers Contractors, Inc.** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Pamela L. Cannon, unmarried,** hereinafter called the Grantee, 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. 153, Trinity Hills Village, Section 2, 1st Addition, as of record in Plat Book 4460, pages 45 and 46, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to RODGERS & RODGERS GENERAL CONTRACTORS, INC. by deed from JOHN K. WRIGHT AND WIFE, NORMA J. WRIGHT of record as Instrument No. 20030320-0036912, dated February 7, 2003, Register's Office for Davidson County, Tennessee.

The 2007 County property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

Matters shown on the Plan of record in Book 4460, pages 45 and 46, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 9551, page 140, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8216, Page 932 and 935, said Register's Office.

x The property is improved with an address of: **520 Pascal Court Nashville, TN 37207**

OR The property is unimproved.

CLR

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness my hand this 23 day of February, 2007.

Rodgers & Rodgers Contractors, Inc.

Charner L Rodgers

By: Charner L. Rodgers

CORPORATE ACKNOWLEDGEMENT

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Charner L. Rodgers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of Rodgers & Rodgers Contractors, Inc., the within named bargainor, a corporation, and she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as such President.

Witness my hand and official seal this 23 day of February, 2007

Tabatha Edwards
Notary Public

Commission expires: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007