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

ADDRESS NEW OWNER:
Jayne L. Rogovin
1212 Stockell Street
Nashville, TN. 37207

SEND TAX BILL TO:
Owner

RT MT

MORTGAGEE:
Suntrust Mortgage

MAP 71-15
GROUP
PARCEL 354

Davidson County DEEDWARR
Recvd: 03/12/07 12:31 2 pgs
Fees:13.00 Taxes:403.30
20070312-0030049

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Roy T. Thomas and Margaret Thomas,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Jayne L. Rogovin**, hereinafter called the GRANTEE, her 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. 88 on the Map of Benedict Land Company's Subdivision of Lindsley Tract, as of record in Plat Book 332, page 40, Register's Office, Davidson County, Tennessee.

Said Lot 88 fronts 50 feet on the westerly side of Stockell Street and runs back between parallel lines 174 3/4 feet, more or less, to an alley.

Being the same property conveyed to Roy T. Thomas and Margaret Thomas by deed from Southpoint, Inc., a corporation organized and existing under the laws of the United States of record in Instrument no. 20061101-0135456, Register's Office for Davidson County, Tennessee.

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 **improved** property known as **1212 Stockell Street, Nashville, Tennessee 37207.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE 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 GRANTEE, and her 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 **15th** day of **February, 2007.**

Roy T. Thomas

Margaret Thomas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Roy T. Thomas and Margaret Thomas**, 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 15th 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 WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $109,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of February, 2007.

NOTARY PUBLIC

CAROL A. CLAWSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 3-20-10

RETURN TO:

[illegible], TN 37067