03

Realty Title
Box 488

Davidson County DEEDWARR
Recvd: 03/15/07 14:08 2 pgs
Fees:13.00 Taxes:867.65

20070315-0031849

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $234,500.00

Affiant

Subscribed and sworn to before me, this 9th day of March, 2007.

Notary Public
My commission expires: 02/22/09

03-0701-34401

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Charles Greg Johnson 212 Edgewater Dr. Mt. Juliet, TN 37122	New Owner	105-13-0-309

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jonathan O. Rodgers and Walter Rodgers, Jr. heirs at law of Jewell Rodgers, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Charles Greg Johnson, hereinafter called the Grantees, their successors 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, described as follows:

Being Lot Nos. 6 and the westerly 10 feet of Lot No. 7 on the Map of Waldkirch Subdivision of Lots 8 and 9 in W.L.B. Lawrence Plan, of record in Book 421, Page 90, Register's Office for said County.

Said Lot No. 6 and the westerly part of Lot No. 7 front together 60 feet on the southerly side of Lawrence avenue and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Walter E. Rodgers and wife, Jewell Abernathy Rodgers by deed from Calvin A. Buchman and Morris Kraft, dated 8-11-65, recorded 8-17-65, of record in Book 3924, Page 764, Register's Office for Davidson County, Tennessee. Walter E. Rodgers having since died. Jewell Abernathy Rodgers having subsequently died leaving Jonathan O. Rodgers and Walter Rodgers, Jr. as her heirs at law.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 911 Lawrence Avenue, Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 9th day of March, 2007.

Jonathan O. Rodgers, heir at law of Jewell Rodgers, deceased

Walter Rodgers, Jr. heir at law of Jewell Rodgers, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jonathan O. Rodgers, and Walter Rodgers, Jr. heirs at and law of Jewell Rodgers, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 9th day of March, 2007.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN