This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, Tennessee 37027
6070087

Send Tax Bills To:

NEW OWNER

New Owner is:
Peter E. Pent and Dara Pent and
Helen R Phipps
4400 Belmont Park Terrace Unit 133
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 03/19/07 13:24 3 pgs
Fees:18.00 Taxes:1154.40
20070319-0033004

MAP: 131-03-0B
PARCEL: 133.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Eleanor G. Rogers, unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Peter E. Pent and wife, Dara M. Pent and Helen R. Phipps, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Building Site No. 133 on the plan of Arden Place, Section Two, of record in Book 4675, page 119, Register's Office for said county, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Eleanor G. Rogers, by Warranty Deed from Elizabeth D. Walker and husband, Joe Tom Walker, of record in Book 7056 , page 514 , Register's Office for Davidson County, Tennessee, date December 1, 1986 and recorded December 2, 1986.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

JHR
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this ___ day of _____, 2007.

GRANTOR:

Eleanor G. Rogers

Eleanor G. Rogers

_____

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Eleanor G. Rogers** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 14th day of March, 2007.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $312,000.00.

Affiant

SWORN TO and subscribed before me this 14th day of March 2007

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC

My commission expires:
January 23, 2010

My Commission Expires
STATE OF TENNESSEE
NOTARY PUBLIC
Margaret R. Means

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY