Davidson County DEEDWARR
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Fees:13.00 Taxes:296.00
20070328-0037124

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This Instrument Prepared by:
Title Corporation of America
PO Box 3112, Brentwood, TN 37024
615-377-0749 File No. 0703055

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater for this transfer is **$80,000.00**

Affiant

TAMILYN DERRYBERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this 27th day of March, 2007

Notary Public – Tamilyn Derryberry
My commission expires: May 2, 2010

Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
Justin W. Rogers Renee B. Leymon 608 Regent Park Drive Mount Juliet, TN 37122	New Owners	09213031500

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **David J. Baird and Rachel M. Guilbeau, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Justin W. Rogers a married man and Renee B. Leymon an unmarried woman,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

LAND in Davidson County, Tennessee

BEING Lot No. 88, Shields New West Nashville Plan, as shown on Plat Book 57, Page 77, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more partucular description of said property.

BEING part of the same property conveyed to David J. Baird and wife, Rachel M. Guilbeau by Warranty Deed dated 12/13/2004 and recorded on 12/21/2004 in Instrument No. 20041221-0151635, Register's Office for Davidson County, Tennessee.

The source of this legal description is the last recorded deed of record.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes for 2007 and subsequent years have been prorated and assumed by the Grantee(s) herein.

This property is improved property known as **253 37th Avenue, Nashville, TN 37209**

Init DB Init RBL

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, we, David J. Baird and Rachel M. Guilbeau, sign this Warranty Deed on this the 27th day of March, 2007.

David J. Baird

Rachel M. Guilbeau
being one and the same as Rachel Marcelle Guilbeau

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David J. Baird** and **Rachel M. Guilbeau,** 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 instrument for the purposes therein contained.

Witness my hand and seal this the 27th day of March, 2007.

TAMILYN DERRYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tamilyn Derryberry
Notary Public

My Commission Expires:
May 2, 2010