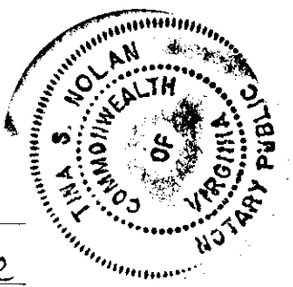
Davidson County DEEDWARR
Recvd: 05/02/07 10:20 2 pgs
Fees:13.00 Taxes:832.50

20070502-0052292

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2007040053



STATE OF Virginia

COUNTY OF Roanoke

The actual consideration or value, whichever is greater, is $225,000.00

Sworn to and subscribed before me this 30th day of April, 2007.

Joanne R. Armstrong
Affiant

Tina S. Nolan
Notary Public
My Commission Expires: June 30, 2008

Address of New Owner:
Michael E. Rogers, Sr.
202 Northwind Drive
Goodlettsville, TN 37072

Send Tax Bills to:
Franklin American Mortgage
501 Corporate Drive, Ste. 400
Franklin, TN 37067

Map-Parcel Numbers:
33-14-31.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Maurice R. Armstrong and wife, Joanne R. Armstrong, Trustees of the Armstrong Joint Revocable Living Trust Agreement U/A/D July 13, 1999 and any Successors in Trust, and any amendments thereto** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael E. Rogers, Sr., married** , hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 77 on the Plan of Pleasant Hill Addition, as of record in Book 3300, Page 7, Register's Office for said County.

Said Lot No. 77 fronts 130 feet on the west side of Northwind Drive, and extends back 204.2 feet on the north line and 324.8 feet on the south line, which is a broken line, to a dead line in the rear on which it measures 97 feet. Description is the same as in the previous deed of record.

FILE BOX 45

Being the same property conveyed from Virgil Tisdale and William L. Miller to Maurice R. Armstrong and wife, Joanne R. Armstrong as recorded on the 2nd day of July, 1964 in Book 3785, Page 878, in the Register's Office of Davidson County, Tennessee. Said property being further conveyed by Quitclaim Deed from Maurice R. Armstrong and Joanne R. Armstrong, Individually to Maurice R. Armstrong and wife, Joanne R. Armstrong, Trustees of the Armstrong Joint Revocable Living Trust Agreement U/A/D July 13, 1999 and any Successors in Trust, and any amendments thereto, as recorded on the 14th day of July, 1999, in Book 11572, Page 460, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: All matters shown on the Plan of record in Plat Book 3300, Page 7, Register's Office of Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; 2007 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as **202 Northwind Drive, Goodlettsville, TN 37072.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of April, 2007

Maurice R. Armstrong, Trustee
Maurice R. Armstrong, Trustee

Joanne R. Armstrong, Trustee
Joanne R. Armstrong, Trustee

STATE OF Virginia

COUNTY OF Roanoke

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Maurice R. Armstrong and wife, Joanne R. Armstrong, Trustees of the Armstrong Joint Revocable Living Trust Agreement U/A/D July 13, 1999, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Roanoke County, Virginia, this 30th day of April, 2007.

Tina S. Nolan
Notary Public
My Commission Expires: June 30, 2008

TINA S. NOLAN NOTARY PUBLIC COMMONWEALTH OF VIRGINIA