Davidson County DEEDWARR
Recvd: 08/13/07 11:23 1 pgs
Fees:13.00 Taxes:1191.40

20070813-0096487

WARRANTY DEED

AT-20070326

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6 day of August, 2007

(Affix Seal) Notary Public

My Commission Expires: 7-19-08

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TN — ANGIE MCCLANAHAN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jerome Rogers	SunTrust Mortgage	081-08-0 514.00
6648 West Bediian Place	P.O. Box 79041	
Altadena, CA 91001	Baltimore, MD 21279	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Brush Branch Properties, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jerome Rogers**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

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

Being Part of Lot No. 196 on the Plan of Nashville Real Estate company's Plan of Lots, of record in Plat Book 6200, page 729, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Legal Description obtained from recorded plat.

Being part of the property conveyed to Brush Branch Properties, LLC by Warranty Deed from Sidney Property Investments, LLC dated April 11, 2007 and recorded April 23, 2007 in Instrument # 20070423-0047763, Register's Office for Davidson County, Tennessee.

Address known as : 1727 6th Avenue North, Nashville, TN 37207

( ) unimproved
This is (X) improved property known as 1727 6th Avenue North, Nashville, TN 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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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/our hand(s) this the 6 day of August, 2007:

Brush Branch Properties, LLC
BY: James George Davison, Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared James George Davison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be member (or other officer authorized to execute the instrument) of Brush Branch Properties, LLC the with in named bargainor, a limited liability company, and that such president or officer as such member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as member.

Witness my hand and seal this the 6 day of August, 2007.

NOTARY SIGNATURE
Notary Expires: 7-19-08

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TN — ANGIE MCCLANAHAN