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Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

**SIDWELL & BARRETT, P.C.**
121 1st Avenue South, Suite 200
Franklin TN 37064

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
**The actual consideration or value, whichever is greater, for this transfer is $350,000.00**

Sonja Sidwell
**Affiant**

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**Subscribed and sworn to before me, this 8th day of August, 2007.**

Sonja Barron
**Notary Public**
**My commission expires:** 1-20-09

02-0707-45637

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Michael D. Rohling<br>304 Elmington Avenue<br>Nashville TN 37205 | New Owner | 104-10-0-056 |

## 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, **William Pope Englert and Margaret O. Russell, Co-Administrators of The Estate of Phillip O. Englert**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Michael D. Rohling and Teresa D. Rohling, husband and wife,** 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, being Lot No. "B", on the unrecorded Map showing Subdivision of Lots 16, 17 and 18 in Elmington Place Subdivision, of record in Plat Book 547, Page 43, to which plan reference is hereby made for a more complete description, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Elmington Avenue 57 feet 6 inches north of Richardson Avenue, being the common corner of Lots "A" and "B" on said unrecorded plan, and also the common corner of Lots Nos. 17 and 18 on said recorded Plan; thence in an easterly direction with the line between Lots "A" and "B" 156 feet to a point 8 feet north of the line between Lots 17 and 18 of said recorded plan; thence northerly 52 1/4 feet to a point which is 12 feet west of the line between Lots 16 and 17; thence westerly 149 feet 5 inches to a point in the easterly margin of Elmington Avenue; thence with the margin of the same southerly 50 feet to the point of beginning.

Being the same property conveyed to Phillip Owen Englert by deed from William Bunn Strong and wife, Susan Stevens Strong, dated March 11, 1975, recorded March 12, 1975, of record in Book 4895, Page 218, Register's Office for Davidson County, Tennessee. The said Phillip Owen Englert died testate and by order of the Probate Court for Davidson County, Tennessee, Docket No. 06P-1845, the co-administrators, William Pope Englert and Margaret O. Russell, are authorized to convey the subject property.

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 304 Elmington Avenue, Nashville, TN 37205

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.

Davidson County DEEDWARR
Recvd: 08/24/07 14:49 2 pgs
Fees:13.00 Taxes:1295.00
20070824-0101844

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 8th day of August, 2007.

**The Estate of Phillip O. Englert**

William Pope Englert, Co-Administrator of the Estate of Phillip O. Englert

Margaret O. Russell, Co-Administrator of the Estate of Phillip O. Englert

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William Pope Englert, Co-Administrator of the Estate of Phillip Englert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument in the capacity of and for the purposes therein contained.

Witness my hand in Brentwood, TN, this 8th day of August, 2007.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires
1/23/10

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Margaret O. Russell, Co-Administrator of the Estate of Phillip Englert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument in the capacity of and for the purposes therein contained.

Witness my hand in Brentwood, TN, this 8th day of August, 2007.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires
1/23/10