Davidson County DEEDWARR
Recvd: 11/29/07 11:09 3 pgs
Fees:18.00 Taxes:1813.00

20071129-0138449

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
533019 ROGERS
Joy Frisch

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
		145-10-0-001.00
(NAME) **MICHAEL N. & MARY E. WOOLEY**	(NAME) Bank of America	
(STREET ADDRESS OR ROUTE NUMBER) **5841 BEAUREGARD DRIVE**	(STREET ADDRESS) PO Box 1876	
(CITY) (STATE) (ZIP) **NASHVILLE, TN 37215**	(CITY) (STATE) (ZIP) Coraopolis, PA 15108	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Alycia Y. Rogers and Russell S. Rogers, wife and husband have this day bargained and sold, and do hereby transfer and convey unto the said **MICHAEL N. WOOLEY AND WIFE,MARY E. WOOLEY** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at ~~Instrument~~ Book 10498 ~~No~~ Page 84 in the Register's Office of Davidson County, Tennessee.

STATE OF
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 490,000.00

Affiant Laura R. Cavagnaro

Subscribed and sworn to before me this the 26th day of November 2007

Notary Public

My commission expires

(Affix Seal)

ROBBIN YOUNG NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires November 22, 2010

This is unimproved ( ), known as 5841 Beauregard Drive, Nashville, TN 37215
improved (✓)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 19 day of July, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Alycia Y. Rogers

Russell S. Rogers

STATE OF Missouri
COUNTY OF Jackson

Personally appeared before me, Dennis P. Kemp, a Notary Public in and for said County and State, Alycia Y. Rogers, the within named bargainor _____ (fill in marital status), 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 office, this 19 day of July 2007, _____.

Notary Public
My Commission Expires: 6-15-2009

(This area for official notarial seal)

DENNIS P. KEMP
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
JACKSON COUNTY
MY COMMISSION EXPIRES 6-15-2009
COMMISSION #05412281

STATE OF Missouri
COUNTY OF Jackson

Personally appeared before me, Dennis P. Kemp, a Notary Public in and for said County and State, Russell S. Rogers, the within named bargainor _____ (fill in marital status), 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 office, this 19 day of July, 2007.

Notary Public
My Commission Expires: 6-15-2009

(This area for official notarial seal)

DENNIS P. KEMP
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
JACKSON COUNTY
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COMMISSION #05412281

FRS File No.: 533019 Customer File No.: ROGERS Alycia Y. Rogers

EXHIBIT A

Being Lot No. 42, on the Plan of Tyne Valley Estates, Section 4, of record in Book 3600, Page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 42 fronts 194.1 feet on the southeasterly margin of Beauregard Drive and extends back 261.35 feet on the northeasterly line and 336.13 feet on the southwesterly line to a dead line in the rear, measuring 184.1 feet thereon.

For information purposes only:

BEING the same property conveyed to Russell S. Rogers and wife, Alycia Y. Rogers by Warranty Deed from B. Rentz Dunn, Jr. and wife, Victoria E. Dunn, dated 06/16/97, recorded 06/19/97, in Book 10498, Page 84, Davidson County, Tennessee.