RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/30/07 14:28 2 pgs
Fees:13.00 Taxes:2035.00
20071130-0139192

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 03.22.2008
(AFFIX SEAL)

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruth A. Rogaski	Countrywide Bank, FSB	**Map 132-2**
(NAME)	(NAME)	
4000 Crestridge Drive	801 Crescent Center Drive #510	**Parcel 32.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROY C. DESHA JR., married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUTH A. ROGASKI, a single person,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 4 on the Plan of Bookhaven Estates, of record in Book 1835, pages 49, 50 and 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roy C. Desha, Jr. by Quitclaim Deed from Janet C. Desha, of record in Instrument No. 20040618-0072510, Register's Office for Davidson County, Tennessee.

Christine M. DeSha joins in executing this Warranty Deed to convey any and all marital rights she may have in subject property.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2007 real property taxes have been paid and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1835, pages 49, 50 & 51, said Register's Office; and (c) Restrictive covenants contained in Book 1786, page 501 and Book 1969, page 609, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4000 Crestridge Drive, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; 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 GRANTEES, 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 hand this 28th day of November, 2007.

Roy C. DeSha Jr.

Christine M. DeSha by Roy C. DeSha, Attorney in Fact
Christine M. DeSha
By: Roy C. DeSha, Jr. Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Roy C. DeSha Jr**. the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of November, 2007.

Commission expires:



Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of November, 2007, before me personally, **Roy C. DeSha, Jr.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Christine M. DeSha** and acknowledged that he executed the same as the free act and deed on behalf of **Christine M. DeSha**.

Witness my hand and official seal at Nashville, Tennessee this 28th day of November, 2007.

Commission expires:



Notary Public