THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 07120500**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $103,100.00. Jane N. Rogers Affiant Subscribed and sworn to before me, this 17th day of December, 2007. Notary Public My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 12/18/07 09:33 2 pgs
Fees:13.00 Taxes:381.47
20071218-0144970

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jane N. Rogers 1512 Dugger Drive Nashville TN 37206	New Owner	Tax Parcel ID No. 07216025700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eddie R. Boshers and Barbara C. Boshers, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jane N. Rogers, married** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 33 ON THE MAP OF DUGGER HEIGHTS, AS OF RECORD IN BOOK 1424, PAGE 102, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 33 FRONTS 75 FEET ON THE WESTERLY SIDE OF DUGGER DRIVE AND RUNS BACK BETWEEN LINES 167.2 FEET ON THE NORTHERLY LINE AND 167.4 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 75 FEET. BEING THE SAME PROPERTY CONVEYED TO EDDIE R. BOSHERS AND WIFE BARBARA C. BOSHERS BY WARRANTY DEED FROM ELIZABETH H. MCDONALD, RECORDED ON THE 19TH DAY OF MAY, 1999 IN DEED BOOK 11485, PAGE 644, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 1512 Dugger Drive Nashville TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of December, 2007.

Eddie R. Boshers

Barbara C. Boshers
By Eddie R Boshers
Atty-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eddie R. Boshers, individually and as attorney-in-fact for Barbara C. Boshers, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of December, 2007.

Notary Public

My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY