# WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

B-OR-08-2411

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00.

Affiant

Subscribed and sworn to before me, this 25th DAY OF February, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: (NAME) | MAP-PARCEL NUMBERS |
|---|---|---|
| Troy Lockamy | New Owner | |
| 2411 Eden Street (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37208 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 92-3-201.01 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MORRIS T. ROGERS, UNMARRIED AND WILLIE HOGAN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TROY LOCKAMY, UNMARRIED, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NO. 241, BLOCK 16 ON THE MAP OF THE SUBDIVISION OF HEFFERNAN PLACE, AS OF RECORD IN BOOK 101, PAGE 130, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 241 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF EDEN STREET AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MORRIS T. ROGERS AND WILLIE HOGAN, BOTH UNMARRIED BY WARRANTY DEED FROM CARLTON W. MCLEMORE, UNMARRIED, RECORDED ON THE 28TH DAY OF JUNE, 2002 IN INSTRUMENT NO. 20020628-0077978, RE-RECORDED AT INSTRUMENT NO. 20020812-0097113, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD ON THE PLAT OF BLOCK 16, HEFFERNAN PLACE, AS RECORDED IN PLAT BOOK 161, PAGE(S) 138 AND PLAT BOOK 101, PAGE 130, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved ( X ) property, known as 2411 Eden Street, Nashville, Tennessee 37208
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 02/27/08 10:24 2 pgs
Fees:13.00 Taxes:129.50
20080227-0019133

Witness my/our hand(s) this 25th day of February, 2008.

Morris T. Rogers

Willie Hogan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Morris T. Rogers and Willie Hogan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of February, 2008.

Notary Public

My Commission Expires: 3-8-10

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

My Commission Expires MAR. 8, 2010

**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903