WARRANTY DEED Davidson County DEEDWARR Recvd: 08/05/08 10:02 2 pg Fees:13.00 Taxes:837.13 20080805-0080501	State of Tennessee County of Davidson The actual consideration or value, whichever is greater for this transfer is $226,250.00 Buddy A. Rogers Affiant Subscribed and Sworn to me, this 30th day of July, 2008. Notary Public My commission expires: 3-21-09

THIS INSTRUMENT WAS PREPARED BY:
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Buddy A. Rogers 513 Richmar Drive Nashville, TN 37211	Ascend Federal Credit Union 550 William Northern Blvd. Tullahoma, TN 37388	MAP & PARCEL 14604010100

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **John Wayne York, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Buddy A. Rogers and wife Nancy P. Rogers**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 739 on the Plan of Caldwell Hall, Section XI, of record in Book 3300, page 54, said Register's Office, described as follows:

Said Lot No. 739 fronts 80 feet on the southwesterly side of Richmar Drive and extends back 150 feet on the northwesterly line and 184.5 feet on the southeasterly line to a dead line in the rear measuring 87.17 feet thereon.

Being the same property conveyed to John Wayne York by deed dated 11/10/92 from Jimmy Ray Young, Executor of the Estate of Shirley L. Young of record in Book 8783, page 997, Register's Office for Davidson County, Tennessee.

Taxes for the year 2008 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 3300, Page 54, said Register's Office.

Subject to restrictions of record in Book 3373, Page 126, said Register's Office.

This is (x) improved ( ) unimproved property known as 513 Richmar Drive, Nashville, TN 37211.

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. Grantors covenant that they 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 whomsoever.

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 hands this 30th day of July, 2008.

John Wayne York

John Wayne York

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Wayne York** 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of July, 2008.

Notary Public

My Commission Expires: 3-21-09

