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This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 09/19/08 11:46 2 pg
Fees:13.00 Taxes:962.66
20080919-0095723

ADDRESS NEW OWNER:
JDR Investments, LLC
507 Chesterfield Avenue
Nashville, Tennessee 37212

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP 104-10
GROUP
PARCEL 113.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Janet Stewart pursuant to the authority and power granted unto her as Conservator for Betty Rogers by the Seventeenth Circuit Court for Davidson County, Tennessee, (Probate Division) in an Order entered by the said Court on August 15, 2008, Docket No. 07P-1990,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **JDR Investments, LLC**, hereinafter called the GRANTEE, its successors 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. 174 and parts of Lots Nos. 175, 176, and 177 on the Map of R. W. Grizzard's Subdivision of the Bosley Tract, not of record, described according to a survey made by Earl Drake, dated October 10, 1930, as follows:

Beginning on the southwesterly margin of Chesterfield Avenue at a point 70 feet southeast of the southeastern corner of the property conveyed to Bruce P. Shepperd, by deed from W. E. Althauser, of record in Book 658, page 27, said Register's Office; said point being the corner of Lots Nos. 173 and 174; thence with the line between said lots southwestwardly 193 feet to the corner of Lots Nos. 173 and 203, and continuing in the same direction and with the southeasterly line of Lot No. 203, 7 feet, in all 200 feet; thence at right angles southeasterly 75 feet; thence at right angles, northeasterly 200 feet to the southwesterly margin of Chesterfield Avenue; thence with said Avenue, northwesterly 75 feet to the point of beginning.

Being the same property conveyed to Betty Rogers by deed from Albert H. Hooper, Jr. and Gerald D. Fridrich of record in Book 5907, page 670, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **507 Chesterfield Avenue, Nashville, Tennessee 37212.**

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, its successors and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and

assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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 the **10th** day of **September, 2008.**

Janet Stewart, Conservator

Janet Stewart, as Conservator for Betty Rogers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Janet Rogers as Conservator for Betty Rogers**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 10th day of September, 2008.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $260,179.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of September, 2008.

~~Robert M. Loffi~~ CAVAN MCCANN
NOTARY PUBLIC

CAVAN K MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 5/8/2012