This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ATOMIC ESCROW
2009010040
PO BOX 60888
Nashville, TN 37206

ADDRESS NEW OWNER:
Michael Ray Rogers etux
7713 Dan Kestner Drive
Nashville, TN 37221

PICK-UP

SEND TAX BILL TO:
Owner

MORTGAGEE:
SunTrust Mortgage, Inc.
1001 Semmes Avenue
Richmond, VA 23224

MAP 128-10
GROUP
PARCEL 244

Davidson County DEEDWARR
Recvd: 01/30/09 15:50 2 pgs
Fees:13.00 Taxes:823.25
20090130-0008324

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Larry B. Bland and Lois A. Bland,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Michael Ray Rogers and wife,** Nikkole **Ward Rogers,** 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. 14 on the Plan of First Revision of Meade Vue, of record in Plat Book 9700, page 58, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Larry B. Bland and Lois A. Bland by deed from Larry B. Bland and Lois A. Bland, husband and wife dated August 1, 1996 of record in Book 10152, page 714, 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 2009 and subsequent years.

This is **improved** property known as **7713 Dan Kestner Drive, Nashville, Tennessee 37221.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **29th** day of **January, 2009.**

Larry B. Bland

Lois A. Bland

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Larry B. Bland and Lois A. Bland**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of January, 2009.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $222,500.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of January, 2009.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC COUNTY, TENN.

My Commission Expires: 5/23/2009