WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS.
$ 191,500.00

Affiant

Subscribed and sworn to before me this 9th day of March, 2009

Notary Public
My Commission expires: 8/23/11
(Affix Seal)

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
J. Greg Hardeman	SAME	146-15-0-073.00
4301 Hillsboro Road Ste 300		
Nashville, Tn 37215		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The Estate of John P. Rogers**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **J. Greg Hardeman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 99 on the plan of Haileywood Estates, Section VI, of record in Book 2331, page 158, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 99 fronts 133.0 feet on the easterly side of Devon Drive and runs back 260.0 feet on the northerly line and 200.2 feet on the southerly line, to a line in the rear on which it measures 118.0 feet.

Being the same property conveyed to John P. Rogers and wife, Mary C. Rogers, by deed from James H. Nance and wife, Nan W. Nance, on December 12, 1957, of record in Book 2707, page 373, Register's Office for Davidson County, Tennessee. The said Mary C. Rogers having died leaving property to John P. Rogers by right of survivorship. The said John P. Rogers having died testate on August 20, 2008, a Resident of Davidson County, Tennessee and his Last Will and Testament was admitted to Probate by the Probate Court of Davidson County, Tennessee at Cause No. 08P-1584. John Michael Rogers qualified as Executor of the Estate of John P. Rogers and hereby executes this deed pursuant to the authority granted to him pursuant to the aforesaid Will.

A life estate was created by said John P. Rogers and wife, Mary C. Rogers for the benefit of Kathareen Lasater Cherry, of record in Book 4790, page 722, RODCT. Said Kathareen Lasater Cherry having died, terminating said life estate in and to said property.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2331, page 158, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2634, page 612, Register's Office for Davidson County, Tennessee.

This is improved property known as: 643 Devon Drive, Nashville, TN 37220

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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: 03/11/09 09:55 2 pgs
Fees:13.00 Taxes:708.55
20090311-0021854

WITNESS our hands this March 3, 2009.

The Estate of John P. Rogers

By John Michael Rogers, Executor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 9th day of March, 2009, before me, appeared John Michael Rogers to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Executor of The Estate of John P. Rogers, and that said instrument was signed and sealed in behalf of said Estate by authority of the Last Will and Testament of said Estate and said John Michael Rogers acknowledged said instrument to be the free act and deed of said Estate.

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

8/03/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY