OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MAY, 2009.

NOTARY PUBLIC

My Commission expires:

ALLISON BARNWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
BARBARA M. ROGERS	Barbara M. Rogers	Map:132-07-0-005.00 Parcel:
(NAME) 4240 Morriswood Drive	(NAME) Same	Map: Parcel:
(ADDRESS) Nashville, TN 37204	(ADDRESS)	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 09050299

BILL GARRETT, Davidson County
Trans:T20090036085 DEEDWARR
Recvd: 06/02/09 08:27 2 pgs
Fees:13.00 Taxes:937.95

20090602-0050434

Warranty Deed

For and in Consideration Of the sum of $253,500.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

MARK DEAN DENNY and BETH DENNY MILLER

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

BARBARA M. ROGERS

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 24, as shown on the map entitled Southmeade, Section II and a Revision of Lots No. 23 and 24, Section I, of record in Book 2133, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Molly B. Denny by deed from Thomas C. Nixon in Book 10594, page 874, said Register's Office. The said Molly B. Denny having since died and by Will in Probate Court Davidson County, Tennessee, No. 07P1259, property was devised to Mark Dean Denny and Beth Denny Miller.

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTORS.

This conveyance is made subject to the following:

1. Davidson County taxes for 2009, which have been prorated and assumed by the Grantee.
2. Matters shown on the Plan of record in Book 2133, page 64, said Register's Office.
3. Restrictive covenants of record in Book 2044, page 31, and Book 2158, page 384, said Register's Office.
4. Easement of record in Book 7573, page 207, said Register's Office.

This is improved property known as 4240 MORRISWOOD DRIVE, NASHVILLE, Tennessee 37204

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. We do covenant with said GRANTEES 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, 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 26th day of May, 2009.

MARK DEAN DENNY

BETH DENNY MILLER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MARK DEAN DENNY and BETH DENNY MILLER, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 26th day of May, 2009.

NOTARY PUBLIC

My Commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires JAN. 9, 2012