WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

X Walter Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2009.

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Scott M. Church	Franklin American Mortgage Co.	Parcel ID:
125 Windchase Run	501 Corporate Centre Drive,	098090B01600CO
Hermitage, TN 37076	Suite 400 Franklin, TN 37067	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Walter Rogers, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Scott M. Church, unmarried
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:

BEING Lot No. 16 on the Plan of Windchase, Phase III, a Planned Unit Development, of record in Plat Book 11700, page 14, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Walter Rogers, unmarried by Warranty Deed dated Novewmber 29, 2000, from Five Star Builders, LLC, of record in Instrument 20001208-0121147, said Register's Office.

This conveyance is subject to: (1) All matters appearing on the planof record in Plat Book 11700, page 14, said Register's Office; and (2) Restrictive covenants and By-Laws of record in Book 11657, page 304; and Book 11657, page 320, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 125 Windchase Run, Hermitage, TN 37076

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 we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 my hand this 18th day of December, 2009.

Walter Rogers
Walter Rogers

BILL GARRETT, Davidson County
Trans:T20090085637 DEEDWARR
Recvd: 12/21/09 10:19 2 pgs
Fees:13.00 Taxes:777.00

20091221-0115742

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter Rogers, 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 this 18th day of December, 2009.

My Commission Expires: 11-22-10

Notary Public

