Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $86,900.00

Affiant

Subscribed and sworn to before me, this 18th day of March, 2010.

Notary Public
My commission expires: 5/22/2010

05-1002-64896

Address of New Owner:	Send Tax Bills to:	Tax Information
James D. Rohrer	Magna Bank	096-10-0-167.00
2838 Lakeland Drive	P.O. Box 17257	
Nashville TN 37214	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, William D. Wathen, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James D. Rohrer and wife, Peggy L. Rohrer, hereinafter called the Grantees, their 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. 63, on the Plan of Twin Lawn, of record in Book 2331, Page 9, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to William D. Wathen and wife, Peggy J. Willett Wathen by deed from Thomas L. Maddux and wife, Lorene B. Maddux, dated November 30, 1962, recorded December 20, 1962, of record in Book 3467, Page 323, Register's Office for Davidson County, Tennessee. Peggy J. Willett Wathen having since died December 17, 2003.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 2838 Lakeland Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20100017645 DEEDWARR
Recvd: 03/26/10 09:24 2 pgs
Fees:13.00 Taxes:321.53
20100326-0022545

WITNESS my hand this 18th day of March, 2010.

William D. Wathen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William D. Wathen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 18th day of March, 2010.

State of Tennessee at Large

My Commission expires 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010