(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100027304 DEEDWARR
Recvd: 05/06/10 14:27 2 pgs
Fees:13.00 Taxes:179.72
20100506-0034724

KENDRA SAVAGE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,574.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2010

Notary Public

MY COMMISSION EXPIRES: 6-19-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Rogers and Marianna Rogers	Same as New Owners	A portion of
(NAME)	(NAME)	
c/o 547 Huntington Parkway		92-13-265
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		2A10-0061
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Eloy Saban and wife, Susan Saban,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin Rogers and wife, Marianna 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. 1, Map of Plummer Place Subdivision Resubdivision of Lot 1, Block 27, of record in Plat Instrument No. 20100412-0027618, Register's Office for said County, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Eloy Saban and wife, Susan Saban, by deed from Joe Coleman, Jr. etal. of record in Instrument No. 20090305-0019504, Register's Office for Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantor has assumed payment thereof when same become due and payable, 2010 Taxes constitute a lien against said property but are not yet due and payable. All matters appearing on the Plan of record in Plat Book 161, page 39, and as amended in Instrument No. 20100412-0027618, said Register's Office.

This property, known as 349 Chamberlin Street, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 29TH DAY OF APRIL, 2010.

Eloy Saban

Susan Saban

Susan Saban

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eloy Saban + Susan Saban, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of Apr. 1, 2010.

Notary Public

My Commission Expires: 7-2-12

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY