THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 335,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE, 2010. Notary Public MY COMMISSION EXPIRES: 1-9-12 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20100041802 DEEDWARR
Recvd: 07/08/10 10:49 2 pgs
Fees: 13.00 Taxes: 1239.50
20100708-0053469

JAMES A. WAECHTER NOTARY PUBLIC JUNE 7, 2010. LARGE DAVIDSON COUNTY, TENN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry R. Winters	Pinnacle National Bank	MAP 142-16-A
1217 Bedfordshire Court	150 Third Avenue South; Suite 900	PARCEL 56.00CO
Nashville, TN 37221	Nashville, TN 37201	
(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, **William H. Rodgers, Joseph L. Rodgers, Betty L. Burnett Rodgers, Richard T. Rodgers, Daniel L. Rodgers, Anthony Rodgers Richard W. Rodgers and Lisa Rodgers Fish, being all the Heirs under the Estate of Betty Jane Rodgers**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jerry R. Winters and wife, Lynn S. Winters**

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 number 56 on the plan of Phase Two, Devon Park, as of record in Book 6250, page 432, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to E. C. Rodgers and wife, Betty J. Rodgers by deed dated December 18, 1986 and recorded in Book 7084, page 77, said Register's Office. The said E. C. Rodgers has since died, leaving Betty J. Rodgers as the surviving tenant by the entirety. The said Betty J. Rodgers has also since died; pursuant to the Last Will and Testament of Betty J. Rodgers (filed in the Seventh Circuit Court of Davidson County, Tennessee, under Docket Number 09P-140) the property was devised unto her children, per sterpes: Edwin C. Rodgers, Jr., William H. Rodgers, Daniel L. Rodgers, Richard T. Rodgers, Joseph L. Rodgers and Betty L. Rodgers Burnett. The son of Betty J. Rodgers, the said Edwin C. Rodgers, Jr., predeceased her; Edwin C. Rodgers, Jr. had four offspring: Richard Rodgers, Lisa Rodgers Fish, Anthony Rodgers and David Rodgers. David Rodgers predeceased Edwin C. Rodgers, Jr. and died without issue; the remaining three issue of Edwin C. Rodgers, Jr. join in the conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1217 Bedfordshire Court, Nashville, TN 37221.**

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 our hands this the 25th day of June, 2010.

William H. Rodgers

Betty L. Burnett Rodgers

Betty L. Rodgers Burnett by William H. Rodgers, Attorney-in-Fact

(continued)

Joseph L. Rodgers BY:
Joseph L. Rodgers by William H. Rodgers, Attorney-in-Fact

Richard T. Rodgers BY:
Richard T. Rodgers by William H. Rodgers, Attorney-in-Fact

Daniel L. Rodgers BY
Daniel L. Rodgers by William H. Rodgers, Attorney-in-Fact

Anthony Rodgers BY:
Anthony Rodgers by William H. Rodgers, Attorney-in-Fact

Richard W. Rodgers BY:
Richard W. Rodgers by William H. Rodgers, Attorney-in-Fact

Lisa Rodgers Fish BY
Lisa Rodgers ~~Fish~~ Fisch by William H. Rodgers, Attorney-in-Fact

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 **William H. Rodgers** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of June, 2010.

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission expires 1-9-12

Notary Public

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 **William H. Rodgers** 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 on behalf of **Betty L. Rodgers Burnett, Joseph L. Rodgers, Richard T. Rodgers, Daniel L. Rodgers, Anthony Rodgers, Richard W. Rodgers and Lisa Rodgers Fish**, as their Attorney in Fact, as the free act and deed of the within named **Betty L. Rodgers Burnett, Joseph L. Rodgers, Richard T. Rodgers, Daniel L. Rodgers, Anthony Rodgers, Richard W. Rodgers and Lisa Rodgers Fish.**

Witness my hand and official seal this the 25th day of June, 2010.

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission expires 1-9-12

Notary Public