Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20100051800 DEEDWARR
Recvd: 08/20/10 10:00 2 pgs
Fees:13.00 Taxes:288.60
20100820-0065905

06-1008-73994

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $78,000.00

Ophalyon "Faye" Rogers
Affiant

Subscribed and sworn to before me, this 19th day of August, 2010.

Notary Public
My commission expires: 1-17-14

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Ophalyon Faye Rogers 137 Summit Run Place Hermitage, TN 37076	NEW OWNER	108-03-0-042

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, **Gilbert L. Smith, married,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ophalyon Faye Rogers, unmarried,** 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. 90-A, on the Plan of Patio Villa, Section Four, of record in Plat Book 5200, Page 632, and as amended in Plat Book 6900, Page 538, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gilbert L. Smith by deed from Metropolitan Federal Savings and Loan Association dated November 30, 1990, recorded December 4, 1990, of record in Book 8249, Page 532, Register's Office for Davidson County, Tennessee.

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.

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

This property is improved property known as 1306 Cabana Court, 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.

WITNESS my hand this 19th day of August, 2010.

Gilbert L. Smith

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand in Hermitage, TN, this 19th day of August, 2010.

Notary Public

My Commission expires : 01/17/12

