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BILL GARRETT, Davidson County
Trans:T20110012694 DEEDWARR
Recvd: 03/02/11 15:45 2 pgs
Fees:13.00 Taxes:1912.90
20110302-0016856

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $517,000.00. John W Teasley Affiant Subscribed and sworn to before me, this 1st day of March, 2011. Notary Public My Commission Expires:

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2014

Address New Owner As Follows: John W. Teasley and Catherine S. Teasley 4029 Overbrook Drive Nashville, TN 37204	Send Tax Bills To: SunTrust Mortgage, Inc. 901 Semmes Avenue Richmond, VA 23224	Map-Parcel Number: 13202003000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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. ROGERS**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JOHN W. TEASLEY AND WIFE, CATHERINE S. TEASLEY**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 41, on the map of Brookhaven Estates, as of record in Book 1835, pages 49, 50 and 51, Register's Office for said County.

Said Lot No. 41 fronts 180 feet on the westerly side of Overbrook Drive and runs back between lines, 319.7 feet on the northerly line and 299.2 feet on the southerly line to a dead line in the rear on which it measures 109 feet.

Being the same property conveyed to William D. Rogers and wife, Eugenia G. Rogers, by deed dated October 15, 1971, from George Broadhead and wife, Mary Joe Broadhead,

recorded on October 18, 1971, in Book 4545, page 807, Register's Office for Davidson County, Tennessee. The said Eugenia G. Rogers having died on April 8, 2010.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2011 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 1835, page 49, 50, & 51, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4029 Overbrook Drive, Nashville, TN 37204.**

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 I covenant with the said Grantees that I am 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 I further covenant and bind my self, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 1st day of March, 2011.

William D. Rogers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM D. ROGERS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of March, 2011

(Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2014

Notary Public

My Commission Expires: _____