PREPARED BY (AND RETURN TO):

mail to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50946
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert D. Owen 5419 Anchorage Drive Nashville, Tennessee 37220	Same

TAX MAP-PARCEL NUMBERS: 14615006400

BILL GARRETT, Davidson County
Trans:T20110045342 DEEDWARR
Recvd: 07/27/11 08:23 2 pgs
Fees:13.00 Taxes:1047.10
20110727-0057285

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$283,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Austin Rogers and spouse, Sarah Rogers,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Robert D. Owen** * hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

* a married man

Land in Davidson County, Tennessee, being Lot No. 270 on the Plan of Haileywood Estates, Section 8-C of record in Book 3106, page 78, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Austin Rogers and Sarah Rogers by Warranty Deed from Drew Rogers and wife, Corey Rodgers, dated August 13, 2010 and recorded on August 17, 2010, of record in Doc. No. 20100817-0065005 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2011, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3106 Page 78, said Register's Office, which Plan shows a 40foot minimum building setback line from Anchorage Drive and a 10 foot easement for public utility purposes along the rear line; Easement for sanitary sewers, storm drainage, water mains and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 6226, page 173, said Register's Office.

This is improved property, known as: 5419 Anchorage Drive, Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of July, 2011.

Austin Rogers

Sarah Rogers

State of TENNESSEE

County of DAVIDSON

On this 25th day of July, 2011 , before me the undersigned authority, personally appeared Austin Rogers and Sarah Rogers , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $283,000.00

Affiant

Sworn and subscribed before me this the 25th day of July, 2011

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
JULY 3, 2012

Notary Public

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
JULY 3, 2012