BILL GARRETT, Davidson County
Trans:T20110055615 DEEDWARR
Recvd: 09/08/11 09:22 3 pgs
Fees:18.00 Taxes:351.50
20110908-0069514

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$95,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2011.

Notary Public

My commission expires: 11-7-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Ste. 330 , Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Barry Rogers	New Owner	**04600005500**
5959 River Trace		
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

John A. Dabbs and wife, Shirley Dabbs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Barry Rogers and wife, Julia 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:

SEE ATTACHED SHEET MARKED EXHIBIT "A" FOR LEGAL DESCRIPTION:

Being the same property conveyed to John A. Dabbs and wife, Shirley Dabbs by deed from Amanda Jean Pardue, of record in Instrument No. 20080331-0032092, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2011 and subsequent years, easements, and restrictions of record.

This is improved (_X_) Unimproved (____) property, known as **4693 Bull Run Road, Ashland City, TN 37015**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 31st day of August, 2011.

John A. Dabbs

Shirley Dabbs

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **John A. Dabbs and wife, Shirley Dabbs**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **31st** day of **August, 2011.**

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/7/2011

EXHIBIT "A"

LAND in Davidson County and further described as follows:

Part of Lot Number 2 on the Plan Marked Exhibit "A" of part of the Lands of Elias Simpkins, Deceased, as of record in Plan Book 2, Page 64, Chancery Court of Nashville, and being Lot Number 3 on a survey made by Donald R. Carver, January 20, 1960, described according to said survey as follows:

Beginning at a point on the Southeasterly margin of Bull Run Road at the common corner of Lot Numbers 3 and 4 on said survey lying South 59 degrees 30 minutes West 222.4 feet along said margin from the Southwesterly line of the Property conveyed to Emory E. Taylor and wife, by Deed from Elizabeth Walker Welck and Husband, as of record in Book 2700, page 359, Register's Office for Said County, thence with said margin, South 59 degrees 30 minutes West 100 feet to the Northwest corner of Lot Number 2 on said survey, thence with the lien between said Lot Number 2 and 3 on said survey, South 30 degrees 30 minutes East 161 feet to the center of Bull Run Creek, being said Taylor's Northwesterly line; thence with the center of said creek and said Taylor's Northwesterly line, Northeasterly to the Southerly corner of Lot Number 4 on said survey; thence with the line between Lot Number 3 and 4 on said survey North 30 degrees 30 minutes West 175.44 feet to the beginning.