03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $20,000.00

Affiant

Subscribed and sworn to before me, this 30th day of September, 2011.

Notary Public
My commission expires: 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

BILL GARRETT, Davidson County
Trans:T20110061553 DEEDWARR
Recvd: 10/04/11 08:37 2 pgs
Fees:13.00 Taxes:74.00
20111004-0076659

03-1108-37274

Address of New Owner:	Send Tax Bills to:	Tax Information
Donald Thompson 3808 Dakota Avenue Nashville TN 37209	New Owner	92-13-0-252

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, James Josef Roger, Jr. and Marcella Faye Roger, heirs at law of James Josef Roger, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Donald Thompson and wife, Alicia Thompson, 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. 82 on the Plan of Resubdivision of Charlotte Park, Second Addition Extended, of record in Book 2330, Page 135, Register's Office for said County, to which plan reference is hereby drawn for a more complete description.
>
> Being the same property conveyed to James Roger by deed from James R. Walters and wife, Dena Boehms Walters, dated July 9, 1993, recorded July 13, 1993 in Book 9012, Page 299, Register's Office for Davidson County, Tennessee. James Roger, aka James-Josef Roger, having since died leaving James Josef Roger, Jr. and Marcella Faye Roger as his only heirs at law.
>
> 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.
>
> This property is improved property known as 3808 Dakota Avenue, Nashville, TN 37209

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 30th day of September, 2011.

James Josef Roger, Jr.

Marcella Faye Roger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Josef Roger, Jr. and Marcella Faye Roger, 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 Nashville, TN, this 30th day of September, 2011.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013