WARRANTY DEED

BOOK 4416 PAGE 555

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles M. Booth (NAME)	Fidelity Federal Savings & Loan Association (NAME)	117-5-56
3618 Hampton Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	7DA-24215
Nashville, Tennessee 37215 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37201 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) ---------- *Dollars,* cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the agreement on the part of the said Grantees to assume and pay the principal sum of $19,690.81, said principal sum being the unpaid principal balance of a debt secured by a deed of trust of record in Book 4323, page 314, Register's Office for Davidson County, Tennessee, along with interest at the rate of 8% per annum, we, William Donald Rogers and wife, Eugenia Graham Rogers, hereinafter called Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said Grantees, Charles M. Booth and wife, Margaret L. Booth, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 24 on the Map of Henry Sperry Subdivision, as of record in Book 974, page 21, Register's Office for said County.

Said Lot No. 24 fronts 100 feet on the northerly side of Hampton Avenue, and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to William Donald Rogers and wife, Eugenia Graham Rogers, by deed from John W. Mason and wife, Sadie Mason, as of record in Book 4323, page 312, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 36,500.00

Subscribed and sworn to before me, this the 8th day of May, 19 70

Affiant: William Donald Rogers

My commission expires: 1-24-73 (Affix Seal)

Notary Public: Marie Sullivan

XXXXXX (...) This is improved (X) property, known as 3618 (House Number) Hampton Avenue (Street) Nashville, Tennessee 37215 (P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Charles M. Booth and wife, Margaret L. Booth, Grantees, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for the said deed of trust, heretofore assumed by the said Grantees
We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles M. Booth and wife, Margaret L. Booth, Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 8th *day of* May, *19* 70 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William Donald Rogers
William Donald Rogers

Eugenia Graham Rogers
Eugenia Graham Rogers

THIS INSTRUMENT PREPARED BY:
Lewis D. Nichols, Jr., Attorney
806 Nashville Bank & Trust Building
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Bonnie Hagewood, *a Notary Public in and for said County and State,* William Donald Rogers and Eugenia Graham Rogers

the within named bargainor S, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Davidson County, Tennessee *this* 8th *day of* May, *19* 70

Bonnie Hagewood *Notary Public*

Commission expires 7-17-72

NOTARY PUBLIC STATE AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19* .....

.....*Notary Public*

Commission expires .....

MAY 11 70	CONV	36,500.00			
MAY 11 70	S'TAX		A*	94.90	
MAY 11 70	PR'FEE		A*	.50	
MAY 11 70	W'DEED		A*	3.00	* 98.40

WARRANTY DEED

FROM

WILLIAM DONALD ROGERS, ET UX

TO

CHARLES M. BOOTH, ET UX

A 77054

IDENTIF. REFERENCE

MAY 11 2 25 PH '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE