WARRANTY DEED

BOOK 4439 PAGE 181

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
W. C. Rogers, et ux (NAME)	W. C. Rogers, et ux (NAME)	Map 133-16
4026 Clarksville Highway (STREET ADDRESS OR ROUTE NUMBER)	4026 Clarksville Highway (STREET ADDRESS)	Par. 28
Nashville, Tenn. 37218 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37218 (CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of Twelve Thousand, Five Hundred ---------- ($12,500.00)---------- *Dollars,*

CASH

I, MARGARET L. SCOTT

have this day bargained and sold, and do hereby transfer and convey unto the said W. C. Rogers and wife, Ruby A. Rogers

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land lying and being situated in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, being the southerly 215 feet of the northerly part of Tract No. 9 on the Map of Fairview Subdivision, as of record in book 974, page 41 and book 1130, page 54, Register's Office for said County, described according to survey made by Jno. M. Sullivan, County Surveyor, August 31, 1948, as follows:

Beginning on the easterly margin of Highway No. 112 at the northwest corner of the property conveyed to A. E. Krantz and wife, Agnes Krantz, by deed from Sam Henderson, of record in book 1639, page 297, said Register's Office; thence with Krantz's northerly boundary line, south 86-1/3° east 52 feet to a point in the westerly boundary line of the E. B. Smith property, said pint being also said Krant's northeast corner; thence with said Smith's western boundary line and a fence, north 13° 4' east 215 feet; thence westwardly 70 feet, more or less, to the easterly margin of said Highway No. 112, thence with the eastern margin of said highway, south 8° 15' west 215 feet to the beginning.

Being the same property conveyed to William Lee Scott and wife, Margaret L. Scott by deed from Inez Henderson, et al, of record in book 3508, page 463, said Register's Office, the said William Lee Scott having since died, together with an easement for the existing water meter and line on property of Margaret L.Scott.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,500.00

Subscribed and sworn to before me, this the _____ day of _____ 19____

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 4026 Clarksville Highway, Nashville, Tenn. 37218 (House Number) (Street) 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 W. C. Rogers and wife, Ruby A. Rogers,

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 1970 taxes, a lien, but not yet due and payable.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* W. C. Rogers and wife, Ruby A. Rogers *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 14th *day of* August, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mrs. Margaret L Scott

This instrument was prepared by
RUTHERFORD, CROCKETT, GUENTHER,
306 Nashville Bank and Trust Bldg.
Nashville, Tennessee 37201

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nettie Sue Estes, *a Notary Public in and for said County and State,* Margaret L. Scott

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

Witness my hand and official seal at Nashville, Tennessee
this 14th *day of* August, 1970

Nettie Sue Estes
Notary Public

Commission expires May 15, 1973

NETTIE SUE ESTES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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.....

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $12,500.00 Affiant O H Williams Jr.
Subscribed and sworn to before me this 17th day of August 1970

Deputy Register W. Williams

AUG 17 70	CONV	12,500.00				
AUG 17 70	S'TAX		A*	32.50		
AUG 17 70	PR'FEE		A*	.50		
AUG 17 70	W'DEED		A*	3.00	*	36.00

WARRANTY DEED

FROM

MARGARET L. SCOTT

TO

W. C. ROGERS AND WIFE,

RUBY A. ROGERS

A 8 7 1 4 6

IDENTIF. REFERENCE

AUG 17 2 41 PM '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 256-2650
NASHVILLE, TENNESSEE

Dixon & Johnson Inc