TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME)	First Federal Savings (NAME)	Map 127-16
(STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	Par. 6
(CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	BOOK 4442 PAGE 780

For and in consideration of the sum of Ten & 00/100($10.00) DOLLARS

cash in hand paid by John P. Rogers and wife, Jane W. Rogers

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, J. B. Phillips and wife, Ota J. Phillips

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs 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. 1 on the Plan of Bellevue Manor, of record in Book 3600, pages 32 and 33, Register's Office for said County.

BEGINNING at a monument set in the southwesterly corner of the intersection of Harpeth Valley Road and Bellevue Manor Drive; thence southwardly with the westerly margin of Harpeth Valley Road, 201.99 feet to a point; thence westwardly 217.40 feet to a point; thence northwestwardly 210.49 feet to a point in the southerly margin of Bellevue Manor Drive; thence eastwardly with said margin of Bellevue Manor Drive, 220.87 feet to a point which is the beginning of a curve to the right having a radius of 25 feet; thence southeastwardly around the said curve, a distance of 39.27 feet to the point of beginning. Being the same property vested in J. B. Phillips and wife, Ota J. Phillips, by deed from Van B. Matthews and wife, as of record in Book 4423,page 17, said Register's Office.

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property, and to taxes for 1970.

This is unimproved ( ) improved (X) property, known as 107 Harpeth Valley Road, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To have and to hold he said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized 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. 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 GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 our hands this 1st day of September, 1970.

J. B. Phillips

Ota J. Phillips

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Ota J. Phillips the bargainors, 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 1st day of September, 1970.

Commission expires APR 22 1973 Notary Public [illegible]

TENNESSEE TITLE COMPANY

PLEASE MAIL TO - Mr. John P. Rogers, 109 Bellevue Road, Nashville, Tenn. 37221

Warranty Deed

FROM
J. B. PHILLIPS AND WIFE,
OTA J. PHILLIPS

To
JOHN P. ROGERS AND WIFE,
JANE W. ROGERS

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

This instrument prepared by
STEPHENSON, [illegible] & ARCHER
First Federal Building
Nashville, Tennessee 37219

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

1004

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 4442 PAGE 781

Personally appeared before me, _____,

a Notary Public in and for said County and State, the within named J.B. PHILLIPS the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of September, 1970.



_____
Notary Public

My Commission Expires:

_____

A 88790

IDENTIF. REFERENCE

SEP 2 2 44 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP-2?0	CONV	26,700.00			
SEP-2?0	S'TAX		A*	69.42	
SEP-2?0	PR'FEE		A*	.50	
SEP-2?0	W'DEED		A*	3.00	* 72.92

I hereby offer this instrument for record and do swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest hereby transferred is $ 26,700.00

State of Tennessee)
County of Davidson)

Affiant

Sworn to and subscribed before me this 1st day of September 19 70

My commission expires: Notary Public, in and for the aforesaid State and County.

