WARRANTY DEED

Address New Owner (s) As Follows: Send Tax Bills To: Map-Parcel Nos.

W. E. Rogers et ux
1213 Broadway
Nashville, Tennessee

Same 93-15 238

Same 93-15 239

BOOK 4540 PAGE 497

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, FIRST AMERICAN NATIONAL BANK OF NASHVILLE, TRUSTEE, under the Will of Jennie Morris, deceased, of record in Will Book 100, page 518, County Court Clerk's Office for Davidson County, Tennessee, has bargained and sold, and by these presents does transfer and convey unto the said W. E. ROGERS and wife, ALICE M. ROGERS, their heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1: Being the northerly 27 1/2 feet of the southerly 30 feet of lot No. 93 on the Plan of Isaac Paul's Elysian Grove Property, as of record in Plan Book 1, page 134, Chancery Court at Nashville. Said part of lot No. 93 fronts 27 1/2 feet on the easterly side of Fourth Avenue South, formerly Cherry Street, and runs back between parallel lines with the northerly margin of Cameron Avenue, 135 feet, more or less, to an alley.

TRACT 2: Being the southerly 21 feet of lot No. 92 and the northerly 9 feet of lot No. 93 on the Plan of Isaac Paul's Elysian Grove Property, as of record in Plan Book 1, page 134, Chancery Court at Nashville, described as follows:

Beginning on the easterly margin of Fourth Avenue South, formerly Cherry Street, at a point 27 1/2 feet north of the northerly margin of Cameron Avenue, said point being the northwest corner of the property conveyed to Myer Morris by deed from Mrs. P. H. Mangrum, of record in book 1025, page 124, Register's Office for said County; thence with said Morris' northerly line eastwardly 135 feet, more or less, to the westerly margin of an alley; thence with said alley northwardly 30 feet, more or less, to what was formerly W. W. Bank's southeast corner; thence with said Bank's southerly line, westwardly 135 feet, more or less, to the easterly margin of Fourth Avenue South; thence with said Avenue, southwardly 30 feet more or less, to the beginning.

Said property was devised to First American National Bank of Nashville, as Trustee, by Will of Jennie Morris, deceased, of record in Will Book 100, page 518, County Court Clerk's Office for Davidson County, Tennessee.

This instrument prepared by:
Edwards, Schulman, McCarley, Hollins & Pride
900 American Trust Building
Nashville, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $10,000.00.

Subscribed and sworn to before me, this the 28th day of Sept, 1971.

Affiant

J. Head Dep. Register

Commission Expires: _____ Notary Public

This is unimproved property, known as 1026+1028 Fourth Avenue South, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said W. E. ROGERS and wife, ALICE M. ROGERS, their heirs and assigns, forever.

And First American National Bank of Nashville, Trustee under the Will of Jennie Morris, deceased, does covenant with the said W. E. Rogers and wife, Alice M. Rogers, that it, as Trustee, is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except by taxes for the year 1971, which have been prorated and assumed by the Grantees herein.

And First American National Bank of Nashville, as Trustee, under the Will of Jennie Morris, deceased, as Trustee, but not otherwise, does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said land to the said W. E. Rogers and wife, Alice M. Rogers, their heirs and assigns against the lawful claims of all persons whomsoever.

Executed at Nashville, Tennessee, this 28th day of September, 1971.

FIRST AMERICAN NATIONAL BANK OF NASHVILLE, TRUSTEE UNDER THE WILL OF JENNIE MORRIS, DECEASED

BY: Branson Huddleston
Trust Officer

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 4540 PAGE 499

Before me, Jess Taylor, a Notary Public of the State and County aforesaid, personally appeared Brannon Huddleston, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Trust Officer of the First American National Bank of Nashville, Trustee, the within named bargainor a national banking association, and that he as such Trust Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Trust Officer.

Witness my hand and seal at office in Nashville, Tennessee, this 28 day of Sept, 1971.

Jess Taylor
Notary Public

Commission Expires;

B 3 2 2 4 4

IDENTIF. REFERENCE

SEP 28 2 42 PM '71

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

SEP 28 71	CONV	10,000.00				
SEP 28 71	S'TAX		A*	26.00		
SEP 28 71	PR'FEE		A*	.50		
SEP 28 71	W'DEED		A*	6.00	*	32.50