BOOK 1780 PAGE 770 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January 19 74

Notary Public

MY COMMISSION EXPIRES: 2-[illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY This instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn.

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. E. Rogers (NAME)	T. E. Rogers (NAME)	15SW 4 35
1012 4th Ave. South (STREET ADDRESS OR ROUTE NUMBER)	1012 4th Ave. South (STREET ADDRESS)	[illegible] 105 [illegible]
Nashville, Tenn. 37210 (CITY) (STATE) (P. O. ZIP)	Nashville, TENN. 37210 (CITY) (STATE) (ZIP)	[illegible] 11 [illegible]

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John Juhan and William Juhan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO T. E. Rogers and T. E. Rogers, Jr.

HEREINAFTER CALLED THE 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 the northerly 35 feet of Lot No. 5 on the Plan of the Mallory Property, as of record in Minute Book "N" page 349, of the County Court Clerk's Office for said County.

SAID part of said lot fronts 35 feet on the easterly side of Fourth Avenue South, formerly Cherry Street, and runs back between parallel lines 136 feet, more or less, to an alley.

BEING the same property conveyed to John Juhan and William Juhan, by deed from George Peters and wife, Flora J. Peters, of record in Book 4308, page 283, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 1040 (House Number) 4th. Avenue South (Street) Nashville (P. O. Address) Tennessee (City or Town) (Postal Zip)

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 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. 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 Our hands this 12th day of January, 19 74

John D. Juhan

William D. Juhan

STATE OF TENNESSEE
Davidson County

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John P. White

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named John Juhan and William Juhan

the 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, Tennessee, this 12th day of January 19 74

Commission expires February , 26,1975

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

Notary Public

WARRANTY DEED

FROM
JOHN JUHAN AND
WILLIAM JUHAN

TO
T. E. ROGERS AND
T. E. ROGERS, JR.

C 3 8 5 2 4

IDENTIF. REFERENCE

JAN 15 11 49 AM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN15⁷⁴	CONV	*5,000.00			
JAN15⁷⁴ S'TAX			A*	13.00	
JAN15⁷⁴ PR'FEE			A*	.50	
JAN15⁷⁴	W'DEED		A*	4.00	* 17.50