This instrument was prepared by: mail to ➘ Robert L. Jackson, Attorney
507 American Trust Building
Nashville TN 37201

BOOK 4810 PAGE 643

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ronald Rogers et ux	Guaranty Mortgage Co	12D - 42605
(NAME) 3320 Parkway Dr.	(NAME)	Map 50-15
(STREET ADDRESS OR ROUTE NUMBER) Nashville 37207	(STREET ADDRESS)	Par. 202
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN and no/100 --- ($10.00) ---------- Dollars,
cash in hand paid by Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the further consideration of Grantees assuming and agreeing to pay the balance owing under Deed of Trust executed by George A. Walker et ux to Herschel Greer, Trustee, of record in Book 2587, page 523, Register's Office for Davidson County, Tenn., to secure the payment of a note for $10,800.00, payable as therein specified. Said note and deed of trust securing same has been assigned to Bowery Savings Bank by instrument of record in Book 2588, page 167, said Register's Office,

we, Walter P. Rich and wife, Mai M. Rich,

have this day bargained and sold, and do hereby transfer and convey unto the said

Ronald Rogers and wife, Patricia Rogers,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 18 on the Map of Skyview, as of record in Book 2331, page 55, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts a total of 138.6 feet on the westerly side of Parkway Drive, and extends back 463.7 feet on the northerly line and 582 feet on the southerly line, to an irregular line in the rear, on which it measures 205.6 feet.

Being the same property conveyed to Walter P. Rich and wife, Mai M. Rich, by deed from George A. Walker and wife, Julia B. Walker, of record in Book 4323, page 491, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,067.23

Subscribed and sworn to before me, this the 31 day of July, 19 74

Affiant Patricia Rogers

My commission expires: 5-2-75 (Affix Seal)

Notary Public Helen J. McWhirter

This is unimproved ( ) improved (X) property, known as 3320 Parkway Drive, Nashville TN
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estates, title and interest belonging to the said

Ronald Rogers and wife, Patricia 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 abovementioned deed of trust assumed by Grantees

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ronald Rogers and wife, Patricia Rogers, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 31st day of July, 19 74 the *corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Walter P Rich

Mai M. Rich

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, Walter P. Rich and wife, Mai M. Rich, 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, Tennessee this 31 day of July, 19 74.

Helen J. McWhirter
Notary Public

Commission expires 8-2-75

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 _____

AUG-5 74 CONV 22,067.23
AUG-5 74 S'TAX A* 57.46
AUG-5 74 PR'FEE A* .50
AUG-5 74 W'DEED A* 4.00 * 61.96

WARRANTY DEED

FROM

WALTER P. RICH et ux

TO

RONALD ROGERS et ux

C 6 5 9 1 5

IDENTIF. REFERENCE

AUG 5 9 11 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238