WARRANTY DEED

BOOK 4901 PAGE 411

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Max G. Rogers and wife, Ruth Rogers	Same	Map 142-2
(NAME)	(NAME)	
210 Carriage Drive		#153
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		9D-5358
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) ----------

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Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Hamilton Mortgage Corporation and secured by a Deed of Trust of record in Book 4735, page 202, Register's Office for Davidson County, Tennessee.

WALTER MAXWELL RAGSDALE, II and wife, MARSHA FAYE RAGSDALE

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

MAX G. ROGERS and wife, RUTH ROGERS

their

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Cross Timbers, Section 4, of record in Book 4175, page 54, Register's Office for said County.

Said Lot No. 167 fronts 87.0 feet on the southerly margin of Carriage Drive and extends back 156.45 feet on the easterly line and 165.49 feet on the westerly line to a dead line in the rear, measuring 82.85 feet thereon.

Being the same property conveyed to Walter Maxwell Ragsdale, II and wife, Marsha Faye Ragsdale by deed from Fred J. Hoskins, Jr. and wife, of record in Book 4735, page 200, 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 $ 35,980.54

Subscribed and sworn to before me, this the 2nd day of April, 19 75

Affiant Max G. Rogers

My commission expires: 4/27/77 (Affix Seal)

Notary Public Gail Perry

This is improved ( ) unimproved ( ) property, known as 210 Carriage Drive, Nashville, Tennessee
(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

Max G. Rogers and wife, Ruth 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 1974 and 1975 taxes, restrictions of record in Bk. 4317, pg. 284, amended in Bk. 4345, pg. 409, and plan of record in Book 4175, pg. 54, said Register's Office.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Max G. Rogers and wife, Ruth Rogers

their

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

Witness our *hand* s *this* 2nd *day of* April, 19 75 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Walter Maxwell Ragsdale, II

Marsha Faye Ragsdale

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PERRY, ATTORNEY
916 J. C. BRADFORD BLDG.
NASHVILLE, TENN. 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4931 PAGE 412

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, Walter Waxwell Ragsdale, II and wife, Marsha Faye Ragsdale

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.

2nd day of April, 19 75

Gail Pigg
Notary Public

My Commission expires 4/27/77

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.....

WARRANTY DEED

FROM

Walter Maxwell Ragsdale, II et ux

TO

Max G. Rogers et ux

APR-3 75 CONV 35,980.54
APR-3 75 S'TAX A* 93.60
APR-3 75 PR'FEE A* .50
APR-3 75 W'DEED A* 4.00 * 98.10

C 9 3 0 5 8

IDENTIF. REFERENCE

APR 3 3 25 PM '75

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

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-1631
NASHVILLE, TENNESSEE 37238