This instrument prepared by:
Schulman, McCarley, Hollins and Pride
P. O. Box 2707
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 4976 PAGE 782

Address New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel Nos.
Ida Long Rogers 4102 Legend Hall Drive Nashville, Tennessee	Same Same	Map 131-1 Parcel 162

THIS CONVEYANCE made the 3rd day of December, 1975, by and between M AND P, a partnership composed of Sandy M. Moore, Jr. and James E. Patterson, hereinafter referred to as "Grantor" and Ida Long Rogers, hereinafter referred to as "Grantee",

W I T N E S S E T H:

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, Grantor does hereby grant, bargain, sell and convey unto Ida Long Rogers, the Grantee, the following described property located in Davidson County, Tennessee:

Those certain premises comprising a portion of Legend Hall, having been established as a Horizontal Property Regime by Master Deed and By-Laws dated the 18th day of July, 1975, of record in Book 4934, page 15, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Unit No. 4102 in Legend Hall, a Horizontal Property Regime, located at 4102 Legend Hall Drive in Nashville, Davidson County, Tennessee, as shown on the plat of Legend Hall, recorded in Book 4860, page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Together with the undivided interest in common elements declared in the Master Deed and By-laws appurtenant to such unit.

Being part of the same property conveyed to M and P, a partnership composed of Sandy M. Moore, Jr. and James E. Patterson, by deed from Christine Shelton Hobbs, of record in Book 4806, page 304, Reigster's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $87,500.00.

Subscribed and sworn to before me, this 3rd day of December, 1975.

Ida Long Rogers
Affiant

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
Notary Public

Commission Expires:

2/11/76

This conveyance shall include the right of ingress and egress from said property and the right to use for proper purposes in common with the Grantor, its successors and assigns, any and all portions of the project designated by statute and the Master Deed as common elements.

This conveyance is subject to the reservations, restrictions, covenants and obligations set forth in the Master Deed and By-Laws of the Association of Owners dated the 18th day of July, 1975, of record in Book 4934, page 15, Register's Office for Davidson County, Tennessee, all of which are incorporated in this deed by reference and constitute and shall constitute covenants running with the land, all of which are acceptable by the Grantee, as binding and to be ginding upon the Grantee, her heirs and assigns.

TO HAVE AND TO HOLD the same with all improvement, tenements, rights, easements, privileges and appurtenances hereto belonging or otherwise appertaining to, held or enjoyed therewith, unto the Grantee, her heirs and assigns, forever, subject to the privilege hereinabove set forth.

The Grantor, for itself, its successors and assigns, conveys and agrees with the Grantee as hereinabove described, that the Grantor is lawfully seized in fee simple of said property, has a good right to sell and convey the same, and that said property herein conveyed is free from all encumbrances ~~except for taxes for the year 1975~~, and the Grantor, its successors and assigns, shall J, E, P S. M. M. warrant and defend the same to the Grantee hereinabove described, forever, against the lawful claims and demands of all persons except as foresaid.

Grantee, in consideration of the foregoing covenants, hereby covenants and agrees with the Grantor and the Grantee assumes and agrees to pay all assessments when the same become due as set forth in the Master Deed and the By-Laws of the Association of Owners of Legend Hall, as hereinabove set forth.

IN WITNESS WHEREOF, the Grantor and Grantee have caused this instrument to be executed on the day and date first above written.

D26992

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IDENTIF. REFERENCE

DEC 4 4 25 PM '75
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

M AND P

By: Sandy M. Moore, Jr.
Sandy M. Moore, Jr., Partner

By: James E. Patterson
James E. Patterson, Partner

GRANTOR

Ida Long Rogers
Ida Long Rogers

GRANTEE

DEC-4 75 CONV 87,500.00
DEC-4 75 S'TAX B* 227.50
DEC-4 75 PR'FEE B* .50
DEC-4 75 W'DEED B* 6.00 * 234.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. O. Bass Jr., a Notary Public in and for said County and State, Sandy M. Moore, Jr., and James E. Patterson, the partners in M and P, a partnership, the within named bargainors, 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 3rd day of December, 1975.

J. O. Bass
Notary Public

J. O. BASS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission Expires:
2-11-76

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. O. Bass Jr., a Notary Public in and for said County and State, Ida Long Rogers, the within named bargainor, 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 3rd day of December, 1975.

J. O. Bass
Notary Public

J. O. BASS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission Expires:
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