INSTRUMENT PREPARED BY:
David B. Herbert
DAVID B. HERBERT
ORNEY NASHVILLE, TENN.

BOOK 4996 PAGE 175

WARRANTY DEED

REAU E. FOLK, JR. FORM

GRANTOR'S PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
90-16-44	Mr/Mrs. Cuba Columbus Rogers, Jr.	First American National Bank P. O. Box 2708 Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 30811
8DA-30840	541 American Road	PROPERTY IS [XX] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged; we,

FEB 11 76	CONV	28,900.00			
FEB 11 76	S'TAX		B*	75.14	
FEB 11 76	PR'FEE		B*	.50	
FEB 11 76	W'DEED		B*	4.00	* 79.64

JOHN S. PARNELL AND WIFE, LILLIE MAE PARNELL,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CUBA COLUMBUS ROGERS, JR. AND WIFE, DORIS LUCILLE ROGERS,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 38 on the Plan of Charlotte Park, Section I, as of record in Book 2663, pages 2,3,4, 5 and 6, Register's Office for said County.

Said Lot No. 38 fronts 75 feet on the southwesterly side of American Road and extends back 145 feet on the northwesterly line and 147 feet on the southeasterly line to a dead line, measuring 65.3 feet thereon.

Being the same property conveyed to John S. Parnell and wife, Lillie Mae Parnell, by deed from J. Douglas Wright and J. Douglas Wright, Jr., tenants in common, of record in Book 2751, page 121, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 2591, page 274, and Book 2638, page 490, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1976 taxes, a lien, not yet due and payable, which have been prorated and assumed by the grantees herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 10th day of February, 1976.

JOHN S. PARNELL

LILLIE MAE PARNELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named John S. Parnell and wife, Lillie Mae Parnell,

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, the 10th day of February, 1976.

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,900.00

Affiant Celia Columbus Rogers

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February, 1976

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL) Notary Public Douglas A. Brace

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

D 35763

IDENTIF. REFERENCE

FEB 11 3 36 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

DRH:jpf

FROM

JOHN S. PARNELL & WIFE,

LILLIE MAE PARNELL

TO

CUBA COLUMBUS ROGERS, JR.
AND WIFE,
DORIS LUCILLE ROGERS

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____
Notary Public