BOOK 5042 PAGE 169

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,750.00

X Jack M Rogan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July 19 76.

Notary Public

MY COMMISSION EXPIRES: 11-6-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, Atty., 300 James Robertson Pkwy.,Nashville, Tenn.
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jack M. Rogan et ux (NAME) | First Federal Savings & Loan (NAME) | Map 161-6 |
| 5139 Ashley Drive (STREET ADDRESS OR ROUTE NUMBER) | Fourth and Union (STREET ADDRESS) | Par. 56 |
| Nashville, Tenn. (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee (CITY) (STATE) (ZIP) | 06DU 62934 |

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, Lawrence A. Steiner, Jr., and wife, Geraldine F. Steiner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jack M. Rogan and wife, Freda H. Rogan

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:

Being Lot No. 108 on the Plan of Huntington Park, Section I, as found of record in Book 4175, page 10, Register's Office for said County.

Said Lot fronts 70.0 feet on the southwesterly side of Ashley Drive and extends back between lines 150.0 feet each to a dead line, measuring 90.2 feet thereon.

Being the same property conveyed to Lawrence A. Steiner, Jr., and wife, Geraldine F. Steiner by deed from Roger D. Roberts and wife, Gina G. Roberts of record in Book 4769, page 487, Register's Office for Davidson County, Tennessee.

This conveyance subject to Grantees assuming the balance of $28,615.24 due and owing on a promissory note executed by the Grantors herein on December 3, 1973, payable to First Federal Savings & Loan Association and secured by a deed of trust of record in Book 4769, page 489, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 5139 Ashley Drive, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (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 2nd day of July, 19 76

X Lawrence A. Steiner
Lawrence A. Steiner, Jr.

X Geraldine F. Steiner
Geraldine F. Steiner

STATE OF TENNESSEE
Davidson County

BOOK 5042 PAGE 170

Personally appeared before me, Shirley E. Jackson, a Notary Public in and for said County and State, the within named Lawrence A. Steiner, Jr., and wife, Geraldine F. Steiner

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 2nd day of July 19 76

Commission expires 11-6-79

Shirley E Jackson
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

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
Lawrence A. Steiner, Jr., et ux

Geraldine F. Steiner

TO
Jack M. Rogan and wife,

Freda H. Rogan

D 56850

IDENTIFICATION REFERENCE

JUL 6 10 16 AM '76

REGISTER

Mail Shirley Jackson
C. Square Title Co
Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL-6 CONV 42,750.00
JUL-6 S'TAX B* 111.02
JUL-6 PR'FEE B* .50
JUL-6 W'DEED B* 4.00 * 115.52