BOOK 5089 PAGE 172

This Instrument Was Prepared By WILLIAM C. [illegible], 404 JAMES ROBERTSON [illegible], NASHVILLE, TENN. 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
DOUGLAS RAY ROGERS (NAME)	LOVELL & MALONE, INC. (NAME)	
2412 Cooper Lane (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2663, Uptown Station (STREET ADDRESS)	73-9
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	70 Pd

WARRANTY DEED

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, receipt of which is hereby acknowledged, HATTIE MAE PALMORE CLINARD

NOV 18	CONV	27,500.00			
NOV 18	S'TAX		B*	71.50	
NOV 18	PR'FEE		B*	.50	
NOV 18	W'DEED		B*	4.00	* 76.00

have bargained and sold, and by these presents do transfer and convey unto the said DOUGLAS RAY ROGERS AND WIFE, SHIRLEY JEAN ROGERS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Gibson Heights, as of record in Book 1835, page 133, R.O.D.C., Tennessee, described as follows:

Beginning on the southwesterly margin of McGinnis Drive at the corner of Lots Nos. 75 and 76; thence with the line between said two lots southwestwardly 181.1 feet to the corner of Lots Nos. 74 and 75; thence with the line between said two lots northwestwardly 142.41 feet to the southeasterly margin of Cooper Lane; thence with said Lane northeastwardly 111.04 feet to the beginning of a curve; thence around said curve with a radius of 20 feet northeastwardly 27.21 feet to the southwesterly margin of McGinnis Drive; thence with said Drive southeastwardly 72 feet to the beginning.

Being the same property conveyed to John R. Arnold, Sr. and wife, Pauline P. Arnold by deed from Charles J. Singleton and wife, Mackie Lee Singleton of record in Book 2549, page 307, said Register's Office. The said John R. Arnold, Sr. and wife, Pauline P. Arnold having since died. Said property being devised to Hattie Mae Palmore Clinard by Will of record in Will Book 117, page 612 and Will Book 117, page 614, Probate Court for Davidson County, Tennessee.

The above described property is conveyed subject to restrictions of record in Book 2087, page 453, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2412 Cooper Lane (House Number) (Street)
Nashville, Tennessee 37219 (P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 17th day of November, 19 76.

Hattie Mae Palmore Clinard

(Hattie Mae Palmore Clinard)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5089 PAGE 173

Personally appeared before me, Ellen F. Gammon, a Notary Public in and for said County and State, the within named Hattie Mae Palmore Clinard

the 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 17th day of November, 19 76.

My commission expires 11-26-78 Notary Public Ellen F. Gammon

STATE OF TENNESSEE
COUNTY OF ____

Before me, ____, a Notary Public of the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted, and who, upon oath, acknowledged ____ to be ____ and ____ respectively of the ____, the within named bargainor, a corporation, and that ____ as such ____ and ____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in ____, this ____ day of ____, 19____.

____ Notary Public

Commission expires ____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 27,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Douglas Ray Rogers
(Douglas Ray Rogers)

Sworn to and subscribed before me
this 17th day of November, 19 76.

My commission expires 11-26-78 Notary Public Ellen F. Gammon

This instrument was prepared by:	
Name	Address

WARRANTY DEED

FROM

HATTIE MAE PALMORE CLINARD

TO

DOUGLAS RAY ROGERS AND WIFE,

SHIRLEY JEAN ROGERS

D 77695

IDENTIF. REFERENCE

Nov 18 2 50 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

LOVELL & MALONE, INC.
404 JAMES ROBERTSON PARKWAY
UPTOWN STATION — P. O. BOX ...
NASHVILLE, TENNESSEE 37219