BOOK 5090 PAGE 957

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

35,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF NOVEMBER, 19 76

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dobson & Johnson, Inc., 311 Plus Park Blvd., Nashville Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Percy J. Jefferson (NAME)	Dobson & Johnson, Inc. (NAME)	84-5
998 Shadow Lane (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	63
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	15DA-60105

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, Frederick B. Rogers et ux Bertha Lorene Rogers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Percy J. Jefferson et ux Claudyne Jefferson

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:

Land in Davidson County, Tennessee, being Lot 80-A, on the Plan of the unrecorded plan of Rose Estates, and described according to a survey made by J. L. Murphy, Jr., Surveyor, dated September 21, 1966, as follows: Beginning at a concrete monument in the westerly margin of Shadow Lane, at the southeast corner of Lot #80 on the Plan of Sec. I, Rose Estates, as of record in Book 3600, page 37, Register's Office; thence with the margin of said Lane, extended southerly along a slight curve, 70 ft. to a concrete monument; and continuing with said lane extended, South 18.14 ft. to a point; thence leaving said Lane, North 68 deg. 08' West 173.17 ft. to a point in the easterly line of Lot #25; thence with the easterly line of part of Lots 25 & 24 on said plan, N 23 deg. 52' E 85.03 ft. to monument at the SW corner of Lot #80 on said plan; thence with the southerly line of Lot 80, S 69 deg. 12' E 167.2 ft. to the beginning.

Being the same property conveyed to Frederick B. Rogers and wife, Bertha Lorene Rogers by deed from Arthur C. Batson and wife, Barbara H. Batson, recorded in Book 4193, page 434, Register's Office for said County.

THIS conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved ( ) property, known as XX 998 Shadow Lane (House Number) (Street) Nashville, Tennessee (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 hand this 9TH day of NOVEMBER, 19 76

Frederick B. Rogers
FREDERICK B. ROGERS

Bertha Lorene Rogers
Bertha Lorene Rogers

BOOK 5090 PAGE 958

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frederick B. Rogers et ux Bertha Lorene Rogers

the 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 9TH day of NOVEMBER 19 76

My commission expires 2/16/78

Notary Public

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 (their several oaths) (this oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, and 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
Frederick B. Rogers

TO
Percy J. Jefferson

D 78498

IDENTIF. REFERENCE

Nov 24 11 11 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.
Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217

NOV24'76	CONV	35,000.00			
NOV24'76	S'TAX		B*	91.00	
NOV24'76	PR'FEE		B*	.50	
NOV24'76	W'DEED		B*	4.00	* 95.50