WARRANTY DEED

BOOK 5096 PAGE 19

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Martha Stone Rogers	Guaranty Mortgage Company	130-1
(NAME) 120 Windsor Drive	(NAME) First American Center	#174
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN	(STREET ADDRESS) Nashville, TN 37237	VD-30220
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)----------

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Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantees of the unpaid principal balance of a note payable to Guaranty Mortgage Company, secured by a deed of trust of record in Book 3786, page 264, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

VERNON EARL MARTIN and wife, MILLIE B. MARTIN

have this day bargained and sold, and do hereby transfer and convey unto the said

MARTHA STONE ROGERS
her

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 120 on the Map of the Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Book 421, pages 94 and 95, Register's Office for said County.

Said Lot No. 120 fronts 60 feet on the southerly side of Windsor Drive and runs back 161 feet, more or less, on the westerly line and 158 feet on the easterly line, to the northerly line of Lot No. 132, known as a private park.

Being the same property conveyed to Vernon Earl Martin and wife, Millie B. Martin, by deed from Bruce B. Piper and wife, Martha P. Piper, of record in Book 3786, page 262, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 47,500.00

Subscribed and sworn to before me, this the 8th day of December, 19 76

Affiant Martha Stone Rogers

My commission expires: 4/27/77

(Affix Seal)

Notary Public

This is Improved (X) or Unimproved ( ) Property, known as 120 Windsor Drive, Nashville, TN (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

MARTHA STONE ROGERS
her

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for plan of record in BK.421,p.p.94 &95. Deed of trust in BK.3786,p.264.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* MARTHA STONE ROGERS
her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 8th *day of* December, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Vernon Earl Martin

Vernon Earl Martin

Millie B. Martin

Millie B. Martin

THIS INSTRUMENT WAS PREPARED BY:
PAUL P. PIGG, ATTORNEY

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, *a Notary Public in and for said County and State,* Vernon Earl Martin and wife, Millie B. Martin

the within named 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* 6th *day of* December, 1976.

Gail Pigg
Notary Public

Commission expires 4/27/77

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....
Notary Public

Commission expires .....

DEC 13 76 CONV 47,500.00
DEC 13 76 S'TAX B* 123.50
DEC 13 76 PR'FEE B* .50
DEC 13 76 M'DEED B* 4.00 * 128.00

WARRANTY DEED

FROM
Vernon Earl Martin et ux

TO
Martha Stone Rogers

D 80901

IDENTIF. REFERENCE

DEC 13 11 22 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238