BOOK 5121 PAGE 121

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
THOMPSON and CRAWFORD
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Victor E. Braud III	SAME	Map 159-3
(NAME)	(NAME)	
5324 Lancelot Road		Par 20
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------($10.00)----------*Dollars,*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged.

I, James L. Rogers III

have this day bargained and sold, and do hereby transfer and convey unto the said Victor E. Braud III, his

~~successors~~), *heirs and assigns,*

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

Being Lot No. 29 on the plan of Camelot Acres, Section 2, as of record in Book 3700, page 151, Register's Office for said County, described as follows:
Beginning on the easterly margin of Lancelot Road at the corner of lots Nos. 29 and 30; thence with the line between said two lots easterly 331.36 feet; thence south 37° 45' east 151.27 feet; thence south 50° 54' west 219.57 feet; thence south 24° 47' west 241.5 feet to the northerly margin of Camelot Road; thence with the same westerly 178 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northwesterly 39.27 feet to the easterly margin of Lancelot Road; thence with the same northerly 308.66 feet to the beginning.

Being the same property conveyed to James L. Rogers III and wife, Gloria H. Rogers, by deed from James E. Patterson and wife, Evelyn Patterson, of record in Book 4193, page 152, Register's Office for said County, the said Gloria H. Rogers having since died testate in Davidson County, Tennessee, and the Will having been probated in the Probate Court of Davidson County, Tennessee, and being of record in Will Book 108, page 235. The said Mary M. Rogers joins in the execution of this document for the purpose of conveying any interest she may have in this property by reason of her marital status.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 150,000.00 (cont.)

Subscribed and sworn to before me, this the 3 day of March 19 77

Affiant

My commission expires My Commission Expires August 15, 1979 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 5324 Lancelot Road, Nashville, Tennessee
(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 Victor E. Braud III, his

~~successors~~), *heirs and assigns forever.* I *covenant that* I am *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 as stated on the back of this instrument.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Victor E. Braud III, his

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

Witness our *hand* S *this* 27th *day of* January, 19 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James L. Rogers III

Mary M. Rogers

BOOK 5121 PAGE 122

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Carol E. Milam, a Notary Public in and for said County and State, James L. Rogers III and wife, Mary M. Rogers

the within named 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 27th day of January, 19 77.

Carol E. Milam Notary Public

Commission expires Feb 18, 1980

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.....

(cont.)
This conveyance is made subject to the following encumbrances:
(1) 1977 taxes to be prorated and assumed by the Grantee.
(2) Ten-foot easement for public utilities, anchor easement, 75-foot building setback line from Lancelot Road and 100-foot building setback line from Camelot Road, and conditions of owner's certificate, as shown on plan of record in Book 3700, page 151, Register's Office for Davidson County, Tennessee.
(3) Restrictive covenants contained in an instrument of record in Book 4193, page 144, Register's Office for Davidson County, Tennessee.

MAR-4-77	CONV	90,000.00			
MAR-4-77	CONV	60,000.00			
MAR-4-77	S'TAX		B*	390.00	
MAR-4-77	PR'FEE		B*	.50	
MAR-4-77	W'DEED		B*	4.00	* 394.50

L# 54,10001-7 (Closing Dept.)
RETURN TO HOME FEDERAL

WARRANTY DEED

FROM
James L. Rogers III
TO
Victor E. Braud III

D 92131

IDENTIF. REFERENCE

MAR 4 2 49 PM '77

REGISTER
DAVIDSON CO. TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238