This Instrument Prepared By:
[illegible], Kelley, Herbert & Crawford
[illegible] Floor, L & C Tower
[illegible], Tennessee

BOOK 5155 PAGE 213

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
90-16-44	Mr/Mrs. Geo. Whitus	First American National Bank Guaranty Mortgage Division First American Center Nashville, Tennessee 37238
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
8DA-30840	541 American Road	PROPERTY IS ☐ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest on a certain note, dated February 10, 1976, in the original principal sum of $28,900.00, payable to First American National Bank of Nashville, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Cuba Columbus Rogers, Jr., and wife, to Drew E. Gilbert and Thomas M. French, Jr., Trustees, as of record in Book 4996, page 177.

CUBA COLUMBUS ROGERS, JR., and wife, DORIS LUCILLE ROGERS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto GEORGE T. WHITUS and wife, BRENDA WHITUS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 38 on the Plan of Charlotte Park, Section I, as of record in Book 2663, pages 2, 3, 4, 5 and 6.

Said Lot No. 38 fronts 75 feet on the southwesterly side of American Road and runs back 145 feet on the northwesterly line and 147 feet on the southeasterly line, to a dead line , measuring 65.3 feet.

Being the same property conveyed to Cuba Columbus Rogers, Jr., and wife, Doris Lucille Rogers, by deed from John S. Parnell and wife, Lillie Mae Parnell, as of record in Book 4996, page 175.

This conveyance is made subject to restrictions in Book 2591, page 274 and in Book 2638, page 490.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. , Except as shown above and 1977 taxes which Grantees assume and agree to pay.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 1st day of June , 19 77

Cuba Columbus Rogers, Jr.

Doris Lucille Rogers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Cuba Columbus Rogers, Jr., and wife, Doris Lucille Rogers

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, the 1st day of June, 1977.

My commission expires: 4-23-78

Douglas A. Brace
Notary Public

STATE OF
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 33,636.13 Amount

X George T. Whitus, Jr.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF June, 19 77

MY COMMISSION EXPIRES: 4-23-78 (AFFIX SEAL)

Douglas A. Brace
Notary Public

E07305

IDENTIF. REFERENCE

JUN 6 9 41 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

CUBA COLUMBUS ROGERS, JR.

TO

GEORGE T. WHITUS AND WIFE

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

David A. Herbert
23rd Floor, L & C Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public