This Instrument is prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5215 PAGE 533

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jimmy Ray Rogers et ux	C. H. Brank	MAP - 161-13
(NAME) 457 Tusculum Rd	(NAME) Same as Above	Parcel 84
(STREET ADDRESS OR ROUTE NUMBER) Nash. Tenn. 37211	(STREET ADDRESS) Nash. Tenn.	
(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 by Jimmy Ray Rogers and wife, Teresa Rogers and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideraiton the said Jimmy Ray Rogers and wife, Teresa Rogers, have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $28,000.00 secured by deed of trust of record in Book 5104, page 428, Register's Office.for Davidson County, Tennessee.

We, John C. Walton and wife, Virginia Y. Walton,

have this day bargained and sold, and do hereby transfer and convey unto the said Jimmy Ray Rogers and wife, Teresa Rogers, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of McMurray Meadows, Section 1, as of record in Book 5060, page 1, Register's Office for said County.

Said Lot No. 7 fronts 68.5 feet on the southerly side of Tusculum Road and runs back between lines, 148.41 feet on the easterly side and 150.0 feet on the westerly side to a line at the rear on which it measures 68.52 feet thereon.

Being the same property conveyed to John C. Walton and wife, Virginia Y. Walton, by deed from R. W. Terry and wife, Hazelmai Terry, of record in Book 5178, page 566, said Register's Office.

This conveyance is subject to an 10-foot easement for public utility purposes along the rear line of lot, 2.5 x 25-foot utility anchor easement located on the northwest corner of said lot, easement for 20-foot sewer across front portion of lot, 30-foot set-back line from Tusculum Road, and conditions of Owner's Certificate as shown on Plan of record in Book 5060, page 1, said Register's Ofice, and restrictive covenants of record in Book 5063, page 37, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 33,500.00

Subscribed and sworn to before me, this the 28th day of October 1977

Affiant: John C. Walton

My commission expires: (Affix Seal)

Notary Public: D. W. [illegible]

This is unimproved ( ) improved (X) property, known as 457 Tusculum Road (House Number) Nashville, Tennessee (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 Jimmy Ray Rogers and wife, Teresa Rogers, their (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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Jimmy Ray Rogers and wife, Teresa Rogers, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 26th day of October, 1977, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John C. Walton

Virginia Y. Walton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, ... *a Notary Public in and for said County and State,* John C. Walton and wife, Virginia Y. Walton,

..... *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* 28 *day of* October, *19* 77

Ann M. Corson *Notary Public*

Commission expires 8-20-79

ANN M. CORSON NOTARY PUBLIC DAVIDSON COUNTY

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 .....

OCT 28 77	CONV	33,500.00			
OCT 28 77	S'TAX		B*	87.10	
OCT 28 77	PR'FEE		B*	.50	
OCT 28 77	W'DEED		B*	4.00	* 91.60

WARRANTY DEED

FROM
John C. Walton et ux

TO
Jimmy Ray Rogers et ux

E 33688

IDENTIF. REFERENCE

OCT 28 11 42 AM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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