# WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,500.00

Curtis K. Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November 1977

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Lawyer's Escrow Service, 300 James Robertson Pky., Nash., Tenn. 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Curtis K. Rogers, et ux (NAME) | Commerce Union Bank (NAME) | 72-11 par 393 394 15 DZ 12535 & 40 |
| 1609 Essex Avenue (STREET ADDRESS OR ROUTE NUMBER) | One Commerce Place (STREET ADDRESS) | |
| Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee (CITY) (STATE) (ZIP) | |

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, Milton Waggoner and wife, Gladys E. Waggoner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Curtis K. Rogers and wife, Addie Rogers

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 Lots Nos. 204 and 205 on the Plan of the Subdivision of the Waters Place, as of record in Book 332, pages 136 and 137, Register's Office for said County.

Said Lots Nos. 204 and 205 adjoin and front together 100.0 feet on the northerly margin of Essex Avenue, and run back between parallel lines measuring 150.0 feet on each line to a dead line on the southerly margin of a 12 foot alley in the rear measuring 100.0 feet thereon.

Being the same property conveyed to Milton Waggoner and wife, Gladys E. Waggoner by deed from Herschel F. Drake and wife, Deliliah Drake, of record in Book 4083, page 567, Register's Office for Davidson County, Tennessee.

This is unimproved (  ) improved (X) property, known as 1609 Essex Avenue, Nashville, Tenn., 37216
(House Number) (Street) (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 hands this 30th day of November, 19 77

Milton Waggoner
Milton Waggoner

Gladys E. Waggoner
Gladys E. Waggoner

BOOK 5229 PAGE 508

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Milton Waggoner and wife, Gladys E. Waggoner

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 30th day of November, 1977

Commission Expires 11-6-79

Shirley L Patterson
Notary Public

STATE OF
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 {his oath / their several oaths} acknowledged {himself / themselves} to be the and respectively of the the within named bargainor, a corporation, and that {he / they} as such and , being authorized so to do, executed the foregoing instrument for the purpose 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

E 40004

IDENTIF. REFERENCE

Dec 5 10 42 AM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| DEC-57 | CONV | 21,500.00 | | | |
| DEC-57 | S'TAX | | B* | 55.90 | |
| DEC-57 | PR'FEE | | B* | .50 | |
| DEC-57 | W'DEED | | B* | 4.00 | * 60.40 |

WARRANTY DEED

FROM

TO

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York