BOOK 5322 PAGE 17

WARRANTY DEED

This instrument prepared by:
WILLIAMS SHIELDS & WILDMAN
Attorneys - at - Law
Suite 100, Cumberland Office Bldg.
101 Cumberland Avenue
Madison, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL NUMBERS
Herman L. Rogers et ux	Guaranty Mortgage Company	Map 33-16
1216 North Graycroft Ave. (NAME)	783 Old Hickory Blvd. (NAME)	Parcel 78
Madison, Tennessee 37115 (STREET ADDRESS OR ROUTE NUMBER) (CITY) (P. O. ZONE) (STATE)	Brentwood, Tennessee 37027 (STREET ADDRESS) (CITY) (ZONE) (STATE)	11D 35751

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) *Dollars,*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of an indebtedness payable to First American National Bank and secured by a deed of trust of record in Book 5106, page 410, Register's Office for said County;

We, John F. Donnelly, III and wife, Margaret L. Donnelly, and Ruby H. Zipperer,

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

Herman L. Rogers and wife, Goldie P. Rogers,

their *(successors), heirs and assigns,*

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

Being Lot No. 59 on the Plan of Primrose Meadows, Section I, of record in Book 4675, page 18, Register's Office for said County.

Said Lot No. 59 fronts 80 feet on the southerly margin of Graycroft Avenue and extends back 154.3 feet on the easterly line and 146.78 feet on the westerly line, to a line in the rear measuring 53.46 feet thereon.

Being the same property conveyed to John F. Donnelly, III and wife, Margaret L. Donnelly and Ruby H. Zipperer, by deed from First American National Bank of record in Book 5106, page 408, 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

Subscribed and sworn to before me, this the 2nd day of August, 19 78

Affiant

My commission expires: 2/2/81 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN. FLOYD

This is unimproved ( ) improved (XX) property, known as 1216 North Graycroft Avenue (House Number) (Street) Madison 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

Herman L. Rogers and wife, Goldie P. 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* Herman L. Rogers and wife, Goldie P. Rogers, their

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

Witness our hand s this 1st day of August, 19 78
corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

NOTARY PUBLIC DAVIDSON COUNTY, TENN. WILLIAM H. MORRIS AT LARGE STATE OF TENNESSEE

John F. Donnelly, III

Ruby H. Zipperer

Margaret L. Donnelly

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* John F. Donnelly, III and wife, Margaret L. Donnelly, *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 Madison, Tennessee *this* 1st *day of* August, *19*78

William H. Dorr
Notary Public

Commission expires 11-23-80

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 .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUBY H. ZIPPERER, within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of August, 1978.

William H. Dorr
Notary Public

My commission expires: 11-23-80

AUG-8[78]	CONV	56,759.09			
AUG-8[78]	S'TAX		B*	147.68	
AUG-8[78]	PR'FEE		B*	.50	
AUG-8[78]	W'DEED		B*	4.00	* 152.18

WARRANTY DEED
FROM John F. Donnelly, III et ux
TO Herman L. Rogers et ux

E 81438

IDENTIF. REFERENCE

AUG 8 8 38 AM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Lawyers Title of Nashville, Inc.
POST OFFICE BOX 242 • 101 CUMBERLAND STREET
MADISON, TENNESSEE 37115
AREA CODE 615/868-8700