3658 02/22 178.80- CHECK

BOOK 5854 PAGE 223

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,265.00

Peggy A Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February 19 82

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SATURN & MAZER, ATTYS., 20th Floor, First American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PEGGY A. ROGERS MATTHEW F. CONNOLLY, JR. (NAME)	Fidelity Federal (NAME)	Map 162-5
304 Ashgrove Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union (STREET ADDRESS)	Parcel 162
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	5DU 38303

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, WILLIAM E. EUBANK et ux, LAURA JANE EUBANK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PEGGY A. ROGERS and MATTHEW F. CONNOLLY, JR.

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 Lot No. 57 on the Plan of Hickory Valley, Section 2-A, of record in Book 4300, Page 111, Register's Office for said County, to which plan reference is hereby made for a complete and accurate legal description.

BEING the same property conveyed to William E. Eubank et ux, Laura Jane Eubank by deed from Randall Phillips Builders, Inc., of record in Book 4577, Page 573, said Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Fidelity Federal, of record in Book 4577, Page 575, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved ( ) property, known as 304 Ash Grove Nashville, TN 37211
(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 hand s this 19th day of February 19 82

William E. Eubank
WILLIAM E. EUBANK

Laura Jane Eubank
LAURA JANE EUBANK

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William E. Eubank et ux, Laura Jane Eubank

the bargainor, 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 Davidson, Tennessee, this 19th day of February 1982

Commission expires 4-17-83

Notary Public

STATE OF TENNESSEE
Davidson County

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 (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 purposes 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

G 80562

IDENTIF. REFERENCE

FEB 22 1 12 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

WILLIAM E. EUBANK et ux,

LAURA JANE EUBANK

TO

PEGGY A. ROGERS and

MATTHEW F. CONNOLLY, JR.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			66265.00- CO	
			178.33 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 178.83-	
			365BA02/22/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 80562

IDENTIF. REFERENCE

FEB 22 | 12 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 868147