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FORM NO. WD-1

H 45106

IDENTIF. REFERENCE

MAY 2 12 58 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Frederick B. Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 1983.

Notary Public

MY COMMISSION EXPIRES 11-17-84
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Frederick B. Rogers (NAME)	Same (NAME)	17-117
2728 Pennington Bend (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	10D-5875

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, Floyd H. Adams and wife, Virginia H. Adams,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frederick B. Rogers and wife, Bertha Lorene 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 described according to a survey by R.L. Montoya, dated April 27, 1981, as follows:

BEGINNING at a point in the southern margin of Lower Walkers Creek Road being 323.11 feet from W. E. Ayers northeast corner, Deed Book 4762, page 553; thence leaving said road along Ayers property line south 55° 31' 26" east 169.35 feet to an iron pin; thence south 34° 56' 02" east 433.26 feet to an iron pin; thence south 45° 21' 14" west 288.27 feet to an iron pin continuing with W. E. Ayers property line north 61° 16' 25" west 445.55 feet to an iron pin; thence north 19° 14' 26" east 131.12 feet to an iron pin and fence post; thence north 5° 12' 21" east 126.74 feet to south margin of Lower Walkers Creek Road; thence with said road north 40° 14' 19" east 95.50 feet to point, continuing with said road along a curve with angle of 4° 05' 24", radius of 2,078.16 feet, tangent of 74.21 feet, for 148.35 feet, point of beginning, containing 5.01 acres, more or less.

BEING the same property conveyed to Floyd H. Adams and wife, Virginia H. Adams by deed from W. E. Ayers and wife, Sue Batson Ayers of record in Book 5862, page 579, 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 W. E. Ayers and wife, Sue Batson Ayers of record in Book 5862, page 582, and assigned to Bank of Goodlettsville by Assignment of record in Book 5873, page 842, Register's Office for said County.
Grantor will give possession of the property on May 27, 1983.

This is ( ) unimproved (XX) improved property, known as 2866 Lower Walkers Creek Road, Goodlettsville, Tennessee 37072
(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 28th day of April, 19 83

Floyd H. Adams

Virginia H. Adams

05/02 214 24 1 1 XEROX

4894

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Floyd H. Adams and Virginia H. Adams

the bargainorS, 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 28th day of April 19 84

Commission expires 11-17-84

Notary Public

STATE OF TENNESSEE
Davidson 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 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

WARRANTY DEED

FROM
FLOYD H. ADAMS ET UX

TO
FREDERICK B. ROGERS ET UX

Filed

WILKINS & ADAMS
ATTORNEYS AT LAW
2210 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215

dp

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

79900.00- CO
207.74 CO TX
.50 PRFEE
6.00 WDEED
CHECK 214.24-
4204A05/02/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H45106

IDENTIF. REFERENCE

MAY 2 12 58 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 945812