BOOK 6190 PAGE 59

FROM: MARGARET BOYD ROGERS, unmarried

TO: JOHN W. EASTERLING and ELLYN R. EASTERLING, as tenants in common

This Instrument prepared by:
King & Williams
203 Third Avenue South
Franklin, TN 37064

Address New Owner(s): 2208 Belmont Blvd. Nashville, TN

Send Tax Bills To: Owner

Map Parcel Number: 104-16-1-a 356

Field Book Number: 2210-17280

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, MARGARET B. ROGERS, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said JOHN W. EASTERLING and ELLYN R. EASTERLING, as tenants in common, their heirs, successors and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being part of Lot No. 125 on the Belmont Land Company's Plan of Lots called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County, and described according to a survey made by Mr. Collier Parrish, Associates, Dated Dec. 19, 1961, as follows:
>
> Beginning in the easterly margin of Belmont Boulevard, 200 feet northerly from the northeast corner of said Boulevard, and Linden Avenue, thence in an easterly direction 186 feet to a point in the westerly margin of a 12-foot alley; said point being in a fence corner; said point also being 200 feet northwardly from the northerly margin of Linden Avenue, thence with said alley, in a northerly direction 34 feet to the southeasterly corner of the property conveyed to Ernest T. Hudson and wife, by deed from Mary Kate Davis, as of record in Book 1942, page 39; thence with said Hudson's southerly line in a westerly direction 186 feet to the easterly margin of Belmont Boulevard; thence with the margin of the same, southerly 44 feet to the point of beginning.
>
> Being the same property conveyed to Margaret Boyd Rogers, by deed from Lottie H. Barnes, a widow, of record in Book No. 3344, page 419, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JOHN W. EASTERLING and ELLYN R. EASTERLING, their heirs, successors, and assigns, forever.

And MARGARET BOYD ROGERS, unmarried, does covenant with the said JOHN W. EASTERLING and ELLYN R. EASTERLING that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as follows:

12/07 175.50- CHECK

7930

(1) Said property is subject to the 1983 property taxes, which will be paid from the proceeds of this conveyance.

And MARGARET BOYD ROGERS, unmarried, does further covenant and bind herself, her heirs, successors and representatives, to warrant and forever defend the title to the said land to the said JOHN W. EASTERLING and ELLYN R. EASTERLING, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

H90789

IDENTIF. REFERENCE
DEC 7 2 48 PM 1983
FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN

Witness my hand this 1st day of ~~November~~ December, 1983.

Margaret Boyd Rogers
MARGARET BOYD ROGERS

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Margaret Boyd Rogers, the within-named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and seal at Franklin, Tennessee, this 1st day of December, 1983.

NOTARY PUBLIC

My Commission Expires: July 16, 1986

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is Sixty-Five Thousand Dollars ($65,000.00).

AFFIANT

SUBSCRIBED AND SWORN TO before me,

this 1st day of December, 1983.

NOTARY PUBLIC

My Commission Expires: July 16, 1986

7-16-86

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6190 PAGE 61

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

65000.00- CAMT.
169.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 175.50-
7930A12/07/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

907899

IDENTIF. REFERENCE

DEC 7 2 48 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.998590