FILE BOX 45

BOOK 6528 PAGE 431

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,925.22

Owen Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF April 19 85

Patricia Ann Holcomb
Notary Public

MY COMMISSION EXPIRES: 10-25-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CHARLES F. BROWN, JR - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Owen Rogers (NAME)	Third National Mortgage Company (NAME)	MAP 83-1
1108 Granada Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2628 (STREET ADDRESS)	PARCEL 396
Nashville, TN 37206 (CITY) (STATE) (P.O ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND 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, Clifford O. Howard, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Owen Rogers and wife, Joyce Rogers, trustees under their declaration of trust dated April 5, 1985

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.

BEING Lot No. 41 on the Map of J. B. Hancock's East End Addition as of Record in Book 57, Page 133, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Clifford O. Howard by deed from William H. Baird and Don H. Ware, of records in Book 6002, Page 991, and Book 6155, Page 964, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Clifford O. Howard, to Warren H. Wild, Jr., Trustee, for Third National Mortgage Company, dated October 21, 1983, and filed for record in Book 6162, Page 696, Register's Office for said County, with an unpaid principal amount of approximately $42,325.22, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

I 94867

IDENTIF. REFERENCE

APR 8 10 59 AM '85

REGISTER'S OFFICE DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 1108 Granada Avenue, (House Number) (Street) Nashville, TN 37206 (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 heir 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 covey 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 my hand this 5th day of April, 19 85

Clifford O. Howard

Clifford O. Howard

04/08/85

3884

BOOK 6528 PAGE 432

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 ~~Clifford O. Howard, unmarried~~

(or proved to me on the basis of satisfactory evidence) the bargainor, with whom I am personally acquainted/and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of April, 19 86

Commission expires 10-20-88

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who (or proved to me on the basis of satisfactory evidence) upon his oath / himself (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____ being authorized so to do, execute 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

Clifford O. Howard

TO

Owen Rogers
Joyce Rogers

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

CHARLES F. BROWN, JR.
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6528 PAGE 433

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

64925.22- CAMT.
142.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 149.24-
6884A04/08/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 94867

IDENTIF. REFERENCE

APR 8 10 59 AM '85

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 122882