ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Michael A. Rogers, et ux (NAME)	Same (NAME)	4D-21545
2953 Brantley Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	124-72
Antioch, TN 37013 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Thirty-Three Thousand Five Hundred and No/100---
----------($33,500.00)---------- DOLLARS

I, Ben L. Irwin, unmarried,
have bargained and sold, and by these presents do transfer and convey unto the said
Michael A. Rogers and wife, Barbara M. Rogers,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, described according to, and being identified as Tract 12 on an unrecorded survey by J. Bruce Rainey, Registered Land Surveyer, dated July 17, 1981, (Job No. 81-132), as follows:

Beginning at an iron pin on the southerly margin of Hobson Pike, said point of beginning being the northeast corner of this tract and also being 2106.21' W of the intersection of the southerly margin of Hobson Pike and the original easterly line of the Belinda City, Inc. property, of which this is a part; thence leaving the margin of said Pike S 07° 02' 59" W 486.33' to an iron pin; thence S 59° 48' 34" W 485.77' to an iron pin; thence N 82° 01' 33" W 84.60' to an iron pin; thence N 07° 02' 59" E 209.58' to an iron pin; thence S 83° 57' 01" E 49.30' to an iron pin; thence N 07° 02' 59" E 488.46' to an iron pin on the southerly margin of said Hobson Pike; thence with the margin of said Pike N 86° 13' 06" E 202.69' to a concrete Highway monument; thence N 86° 10' 51" E 227.0' to the point of beginning, containing 6.10 acres, more or less.

Together with and subject to a joint use easement for the purpose of constructin and maintaining water lines for this and other parcels, more particularly described as follows: Beginning at an iron pin on the southerly margin of Hobson Pike, said point of beginning being the Northwest corner of the above described tract; thence leaving said Pike and with the westerly line of the abovedescribed tract S 07° 02' 59" W 25.45' to a point; thence leaving the westerly line of said lot S 86° 13' 06" W 408.18' to a point; thence N 01° 05' 49" E 25.09' to a point on the southerly margin of said Hobson Pike; thence crossing said Pike and continuing N 01° 05' 49" E 79.59' to a point; thence with the northerly margin of said Hobson Pike the following calls: S 86° 10' 00" W 293.26' to a concrete highway monument; thence N 79° 09' 46" W 40.96' to a concrete Highway monument; thence S 86° 42' 14" W 73.26' to a concrete (cont)

This is ~~unimproved~~ ( ) property, known as _____ (House Number) _____ (Street)

_____ (P. O. Address) _____ (City or Town) _____ (Zip Code)

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.

Whenever 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 11th day of July, 19 85.

Ben L. Irwin by Sherry M. Mills, Attorney-in-fact for Ben L. Irwin

BOOK 6604 PAGE 85

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 SHERRY M. MILLS, to me known to be the person who executed the foregoing instrument in behalf of BEN L. IRWIN, and who acknowledged that she executed the same as the free act and deed of the said Ben L. Irwin, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of July, 19 85.

My commission expires 11/1/87 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 33,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 11th day of July, 19 85.

My commission expires 11/1/87 Notary Public

This instrument was prepared by:

CHARLES F. FRAZIER, Atty., 300 James Robertson Parkway, Nashville, TN 37201
Name Address

WARRANTY DEED

FROM

BEN L. IRWIN

TO

MICHAEL A. ROGERS and wife,

BARBARA M. ROGERS

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

Legal Description Continued

highway monument; thence with a curve to the left having a radius of 1004.93' and a long chord of 430.14', said cord having a bearing of S 73° 49' 32" W a distance along the curve of 433.49' to an iron pin; thence leaving said Hobson Pike and with the line of the U. S. Government land N 54° 53' 45" W 389.11' to an iron pin on the easterly margin of Granny Wright Lane; thence with the margin of said Lane N 07° 16' 56" E 28.27' to a point; thence leaving said Lane S 54° 53' 45" E 386.93' to a point; thence with a curve to the right having a radius of 1029.93' and a long chord of 425.62', said chord having a bearing of N 74° 15' 31" E a distance along the curve of 428.71' to a point; thence N 86° 42' 14" E 76.59' to a point; thence S 79° 09' 46" E 40.84' to a point; thence N 86° 10' 00" E 317.29' to a point; thence S 01° 05' 49" W 25.09' to a point on the northerly margin of said Hobson Pike; thence crossing said Pike and continuing S 01° 05' 49" W 79.62' to a point; thence with the southerly margin of said Hobson Pike N 86° 13' 06" E 408.18' to the point of beginning.

Being the same property conveyed to Ben L. Irwin, by deed from Belinda City Inc., a Tennessee corporation, of record in Book 5785, page 661, Register's Office for Davidson County, TEnnessee.

J 20005

IDENTIF. REFERENCE

JUL 11 1 50 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6604 PAGE 87

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

33505.00- CMIT,
87.10 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 96.60-
6810A07/11/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 0 0 0 5

IDENTIF. REFERENCE

JUL 11 1 50 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 153037