File 30

BOOK 6607 PAGE 387

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15000.00

Subscribed and sworn to before me, this the 15 day of JULY 19 85

Affiant

My commission expires: January 19, 1986
(Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:			SEND TAX BILLS TO:		
Thomas E. Rogers, Sr.			Owner		
938 4th Ave South					
STREET ADDRESS			STREET ADDRESS		
Nashville, TN		37210			
CITY	STATE	ZIP	CITY	STATE	ZIP

MAP & PARCEL NO. [redacted]-0223

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, RUTH FIZER, UNMARRIED

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO THOMAS E. ROGERS, SR. AND THOMAS E. ROGERS, JR.

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being the southerly 40 feet of Lot No. 82 and the northerly 3 feet of Lot No. 83on the Plan of Paul's Elysian Grove, as of record in Plan Book 1, page 134, Chancery Court.

Said part of said lots adjoin and front together 43 feet on the easterly side of 4th Avenue South, and run back between parallel lines, 135 feet to an alley.

Being the same property conveyed to RUTH FIZER, UNMARRIED by deed recorded in Book 5713 at page 249, Register's Office for Davidson County, Tennessee.
This conveyance is subject to taxes for the year 1985 and subsequent years, easements and restrictive covenants of record.

J 2 1 1 3 1

IDENTIF. REFERENCE

JUL 16 2 55 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK

THIS IS _____ IMPROVED PROPERTY KNOWN AS 944 - 4TH AVENUE SOUTH, NASHVILLE, TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 15 day of JULY 19 85

Mrs Ruth Fizer

Ruth Fizer

3P41

State of Tennessee
County of Davidson

BOOK 6607 PAGE 388

On this 15 day of JULY, 19 85, before me personally appeared RUTH FIZER, UNMARRIED to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My Commission expires:
January 19, 1986

Notary Public Brent A. Campbell

NOTARY PUBLIC CAMPBELL LARGE

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6607 PAGE 389

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

15000.00- CAPT,
39.00 CSTAX
.50 PRFEE
6.00 MDE 2
CHECK 45.50-
8241A07/16/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 1 1 3 1

IDENTIF. REFERENCE

JUL 16 2 53 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 154432