BOOK 6700 PAGE 412

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 13000.00

Subscribed and sworn to before me, this the 28 day of
OCTOBER 19 85

My commission expires: 6-14-1989
(Affix Seal)

X Thomas E. Rogers Jr.
Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY SOUTHEAST TITLE of Tennessee, Inc.	
Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219	
ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Thomas E. Rogers, Jr.	Thomas E. Rogers, JR.
938 4th Ave So	938 4TH Av South
STREET ADDRESS	STREET ADDRESS
Nashville TN 37210	Nashville TN 37210
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO 093-15-0 221.00	

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, HAMILTON J. WALKER JOINED BY HIS WIFE, KATHRYN E. WALKER

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO 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:

The southerly twenty (20) feet of Lot No. 80 and the northerly twenty-eight (28) feet of Lot No. 81 In the Issac Paul's Eylsian Grove Plan as recorded in Book of Plans No. 1, page 134 of the Chancery Court of Nashville. Said parts of said lots 80 and 81 front together forty eight (48) feet on the easterly side of Fourth Avenue, South and run back easterly between parallel lines 135 feet more or less to an alley.

Being the same property conveyed to Hamilton J. Walker by deed recorded in Book ..... at page ....., and Book ....., page ....., Register's Office for Davidson County, Tennessee. Hamilton J. Walker is being joined by his wife, Kathryn E. Walker to convey any and all marital interest in said property.

This conveyance is subject to taxes for the year 1986 and subsequent years, easements and restrictive covenants of record.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 940 - 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 our hand S this 28 day of OCTOBER ,19 85

Hamilton J. Walker

Hamilton J. Walker

Kathryn E. Walker

Kathryn E. Walker

State of Tennessee
County of Davidson

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On this 28 day of OCTOBER, 19 85, before me personally appeared HAMILTON J. WALKER JOINED BY HIS WIFE, KATHRYN E. WALKER 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 their free act and deed.

Witness my hand and official seal.
My Commission expires:

Jan 10 1989

Notary Public

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.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE, TN 37219

A F F I D A V I T

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6700 PAGE 414

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			13000.00- CATT	
			33.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	40.30-
			3001A11/01/85 BAL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49920

IDENTIFICATION REFERENCE

Nov 1 4 33 PM '85

FELIX Z. WILSON
DAVIDSON COUNTY REGISTER

No. 188302