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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May, 19 87

Notary Public

MY COMMISSION EXPIRES: November 1, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co.,, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | Mortgagee: | MAP-PARCEL NUMBERS |
|---|---|---|
| James I. Rogers (NAME) | City Federal Savings Bank (NAME) | 061-11-0 |
| 925 Virginia Avenue (STREET ADDRESS OR ROUTE NUMBER) | 125 Belmont Drive (STREET ADDRESS) | 034.00 |
| Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP) | Somerset, NJ 08873 (CITY) (STATE) (ZIP) | 15D 504460 |

FOR AND IN 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, Edward B. Owen and William Owen and Thomas B. Owen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James I. Rogers and wife, Barbara E. Rogers

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:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 42 on the Map of Maplewood Manor Subdivision of record in Book 547, Page 102, Register's Office for said County, described as follows:

Said part of said Lot No. 42 fronts 50 feet on the northerly side of Virginia Avenue and runs back between parallel lines 235 feet to a dead line in the rear.

Being the same property conveyed to Edward B. Owen, William Owen, and Thomas B. Owen by deed from Ethel D. Owen, of record in Book 6399, Page 159, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

2.7.347

IDENTIFICATION REFERENCE

MAY 19 12 56 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is ( ) unimproved ( XX ) improved property, known as 925 Virginia Avenue, Nashville, TN 37216
(House Number) (Street) (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 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 singular 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 12th day of May, 19 87

Edward B. Owen

William Owen

Thomas B. Owen

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned _____, a Notary Public in and for said County and State, the within named William Owen _____

_____

_____

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 within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 12th day of May, 19 87.

Commission Expires November 1, 1987

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires_____

**WARRANTY DEED**

FROM
Edward B. Owen and William Owen ~~and Thomas B. Owen~~

TO
James I. Rogers and wife, Barbara E. Rogers

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of May, 1987 before me personally appeared Edward B. Owen to me known to be the person who executed the foregoing instrument in behalf of Thomas B. Owen and acknowledged that he executed the same as the free act and deed of the said Thomas B. Owen through Power of Attorney granted him by the said Thomas B. Owen.

Commission expires: 11/1/87

Notary Public

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

RECEIVED OF _____

FOR _____

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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 |
|---|---|---|---|---|
| | | | 28000.00- | CAMT. |
| | | | 78.40 | CSTAX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | CHECK | 84.90- |
| 8896A | 05/19/87 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.7.34 T.

IDENTIFICATION REFERENCE

MAY 19 12 56 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 83408