THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Scott M. Custer
4427 Alcott Drive
Nashville, TN 37215

MORTGAGEE:
First Union Corporation

4300 Six Forks Road
Raleigh, North Carolina 27619

MAP-PARCEL NUMBERS:
MAP 130-12
PARCEL 20
FH-05020

WARRANTY DEED

BOOK 7380 PAGE 369

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Martha S. (Sissy) Rogers and husband, Alfred Tate Rogers, Sr.

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Scott M. Custer and wife, Betsy B. Custer

hereinafter called the Grantee, Grantee's 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 Lot No. 23 on the plan of Hycrest Acres, III, of record in Book 2331, page 75, Register's Office for said County.

SAID Lot No. 23 fronts 184.6 feet on the westerly margin of Alcott Drive and extends back 227.7 feet on the northerly line and 241.9 feet on the southerly line to a dead line in the rear, measuring 184 feet thereon.

Being the same property conveyed to John E. Ogles and wife, Ruth W. Ogles and Al Rogers, an unmarried person by deed from Erwin Jacob Landon, an unmarried person of record in Book 6987, page 155, said Register's Office. John E. Ogles and wife, Ruth W. Ogles and Al Rogers, an unmarried person have since conveyed their interest in said property to Martha S.(Sissy) Rogers, by Quitclaim Deed of record in Book 7221, page 257, said Register's Office.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

7475 6.
IDENTIFICATION REFERENCE
OCT 15 10 43 AM '87
DAVIDSON COUNTY, TN

This is (un)improved property, known as 4427 Alcott Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 12th day of October, 1987.

Alfred Tate Rogers, Sr.

Martha S. (Sissy) Rogers

STATE OF TENNESSEE
COUNTY OF Davidson

On this 12th day of October, 1987, before me personally appeared Martha S. (Sissy) Rogers and husband, Alfred Tate Rogers, Sr., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Nov 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this ____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 210,000.00.

Scott M. Custer
Affiant

Subscribed and sworn to before me, this the 12th day of October, 1987.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
Martha S. (Sissy) Rogers and husband, Alfred Tate Rogers, Sr.

to:
Scott M. Custer and wife, Betsy B. Custer

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7380 PAGE 371

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

210000.00- CAMT.
580.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 594.50-
3562A10/16/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.4.7.5.6.

IDENTIFICATION REFERENCE

OCT 16 10 43 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 26988