Part of 17-32-2 Box 36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace
Ortale, Kelley, Herbert & Crawford
Third Floor, Noel Place
200 Fourth Avenue North
Nashville, TN 37219-2196

WARRANTY DEED

VOL 0758 PAGE 751

MAP - PARCEL NUMBER (S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
	Mr/Mrs Michael Rogers 308 Cole Dr. Nashville, TN 37211	Mr/Mrs Michael Rogers New owner
FIELD BOOK NUMBER (S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
		PROPERTY IS ☐ IMPROVED ☒ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

FILED & WILSON H. KEISLER
REGISTER-DAVIDSON COUNTY, TENN.
OCT 31 12 38 PM '88

IDENTIFICATION REFERENCE

8 1 0 5 2

2556 10/31 0101 03CHECK 6.00

JAMES C. McCANLESS and wife, BARBARA JEAN McCANLESS

BOOK 7690 PAGE 835

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MICHAEL ROGERS and wife, DEBORAH ROGERS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, and Williamson County **State of Tennessee, described as follows:**

Being a tract partially within the Seventeenth Civil District of Williamson County, Tennessee and partially within Davidson County, Tennessee, bound in general by Unknown on the north, Kidd Road on the south and McCanless on the east and west, and shown as Tract No. 3 on a survey made by C. K. McLemore, dated December 28, 1987, described as follows:

COMMENCING at a point in the center of Kidd Road opposite an iron post at Wheeler's southeast corner as recorded in Book 406, page 416, Register's Office for Williamson County, Tennessee; thence with said center line, south 89 degrees 21 minutes east 184.1 feet and south 82 degrees 25 minutes east 431.7 feet to the point of beginning, thence a new line, north 4 degrees 06 minutes east 1501.5 feet to an iron pin in a fence line, thence with said fence line, south 81 degrees 55 minutes east 150.0 feet to an iron pin, thence a new line, south 4 degrees 20 minutes west 1499.8 feet to the center of Kidd Road, thence with said center line, south 82 degrees 25 minutes east 143.9 feet to the point of beginning and containing 5.05 acres, more or less.

Being part of the property conveyed to James C. McCanless by deed from Ethel M. Grisby, Clerk and Master of the Chancery Court at Franklin, as of record in Book 222, page 139, Register's Office for Williamson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully siezed and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successorsand assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this the 19 **day of** October **,19** 88

POWER OF ATTORNEY FOR JAMES C. McCANLESS RECORDED IN BOOK 290, PAGE 137, REGISTER'S OFFICE FOR WILLIAMSON COUNTY AND BOOK 7680, PAGE 951, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

James C. McCanless

James C. McCanless, Jr., Attorney In Fact

Barbara Jean McCanless

Barbara Jean McCanless

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

BOOK 7696 PAGE 836

the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Barbara Jean McCanless

the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, TN.

this, the 19 day of October, 19 88.

My commission expires: 3/11/90

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

_____
Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Michael Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF October, 1988 MY COMMISSION EXPIRES: 3-11-90

(AFFIX SEAL) _____ Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

JAMES C. McCANLESS AND WIFE

TO

MICHAEL ROGERS AND WIFE

Note Book 464 Page 281
Record Book 758 Page 751
State Tax 115.50 F. .50 Rec. 8.00
Rec. No. 47737 Total Pd. 124.00

SADIE WADE
REGISTER OF DEEDS
WILLIAMSON COUNTY, TN.
1988 OCT 24 AM 8:16

TRANSFERRED

OCT 24 1988

DENNIS ANGLIN PROP. ASSESSOR
WILLIAMSON COUNTY

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

Prof 36

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this 19th day of October, 1988, before me personally appeared James C. McCanless, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James C. McCanless, being the one and same person as James C. McCanless, Sr., as his attorney in fact and acknowledged that he executed the same as the free act and deed of the said James C. McCanless.

NOTARY PUBLIC AT LARGE

_____
Notary Public

My commission expires: 3/11/90