file box 8/pb

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
David Lloyd Rogers	Citizens and Southern	141-11
7549 Rolling River Parkway	Mortgage Corporation	A20 00
Nashville, TN 37227	P.O. Box 656	09D 68064
	Tucker, GA 30085-0656	

WARRANTY DEED BOOK 7904 PAGE 540

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, Ronald J. Bencsik and wife, Brenda J. Bencsik hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto David Lloyd Rogers and wife, Deborah Kay Rogers 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. 329 on the plan of Rolling River Estates Phase IV, of record in Book 5200, pages 184 and 185, Register's Office for said County.

SAID Lot No. 329 fronts 90.0 feet on the northwesterly margin of Rolling River Parkway and extends back 199.21 feet on the northeasterly line and 192.09 feet on the southwesterly line to a dead line in the rear, measuring 69.62 feet thereon.

BEING the same property conveyed to Ronald J. Bencsik and wife, Brenda J. Bencsik by deed from Rodney Deal and wife, Carolyn Ann Deal of record in Book 7247, page 195, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 4892, page 672, Book 4892, page 679, Book 4892, page 689 and Book 5463, page 238, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Ronald J. Bencsik and wife, Brenda J. Bencsik by Melinda M. Newpher as their Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

1617 08/02 0101 03CHECK 267.40

This is (~~xx~~)improved property, known as 7549 Rolling River Parkway, Nashville, TN 37227.

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 27th day of July, 1989.

Brenda J. Bencsik by: Melinda M. Newpher, Attorney in Fact

Ronald J. Bencsik by: Melinda M. Newpher, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, 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 _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
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 $ 78,000.00.

David Lloyd Rogers
Affiant

Subscribed and sworn to before me, this the 27th day of July, 1989.

My Commission Expires: 9-26-92

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melinda M. Newpher 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 on behalf of Ronald J. Bencsik and wife, Brenda J. Bencsik as their Attorney in Fact as the free act and deed of the within named Ronald J. Bencsik and wife, Brenda J. Bencsik.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of July, 1989.

Notary Public

My Commission Expires: 9-26-92

WARRANTY DEED

from:
Ronald J. Bencsik and wife, Brenda J. Bencsik

to:
David Lloyd Rogers and wife, Deborah Kay Rogers

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

BOOK 7904 PAGE 542

STATE OF Tennessee

COUNTY OF Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Melinda M. Turpin
Affiant

Sworn to and subscribed before me this 27th day of July, 19 89.

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

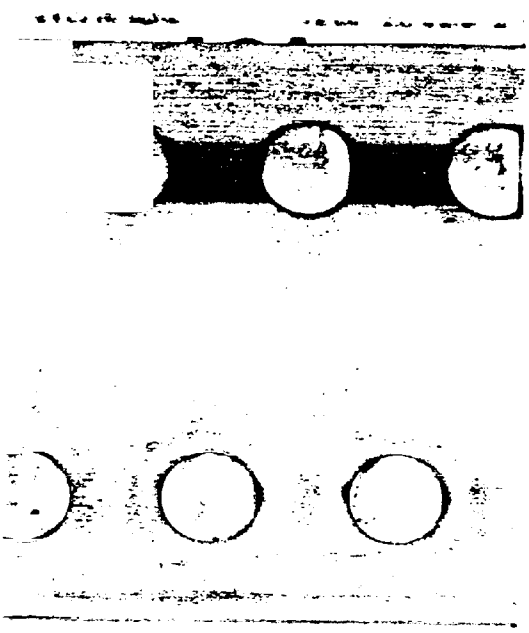
My Commission Expires: 9-26-92

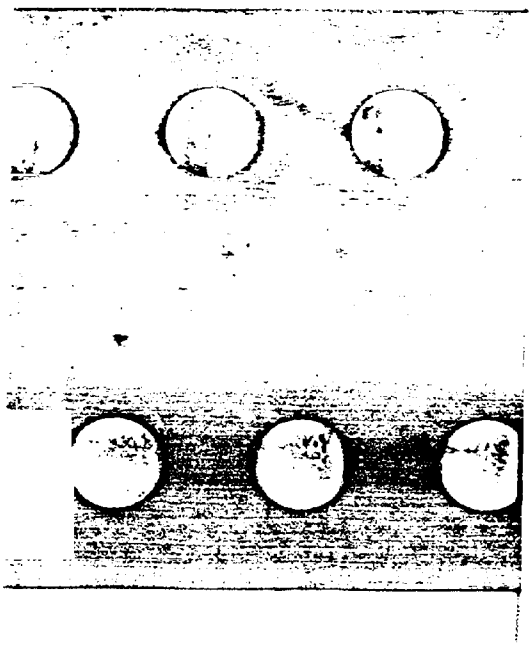
5.4.3.3.5.

IDENTIFICATION REFERENCE

AUG 2 10 27 AM '89

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TENN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7904 PAGE 543

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 78000.00
CON TX 257.40
PRFEE 1.00
WDEED 9.00
TOTAL 267.40
CHECK 267.40

08/02/89 01 10:31 0001 1617

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.4335.

IDENTIFICATION

AUG 2 10 27 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 234954