FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF March

Notary Public

MY COMMISSION EXPIRES: 3-11-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Jr., Atty. 2815 Lebanon Road, Suite 201, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry M. Rogers (NAME)	Citizens & Southern Mortgage Corp (NAME)	96-14-92
2894 Lyncrest Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 656 (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Tucker, GA 30085-0656 (CITY) (STATE) (ZIP)	

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 Michael J. Dioguardi and Stephen E. Hamilton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry M. Rogers and wife, Debi S. 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 Lot No. 5 on the plan of Happy Acres, of reocrd in Book 2331, page 63, Register's Office for said County.

Said Lot No. 5 fronts 75 feet on the northerly margin of Lyncrest Drive and extends back 174.3 feet on the easterly line and 174.2 feet on the westerly line to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Michael J. Dioguardi and Stephen E. Hamilton by deed from Samuel J. Pierce. Jr., Secretary of Housing and Urban Development of Washington, D.C. of record in Book 7659, page 317, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 2447, page 557, said Register's Office.

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

unimproved ( )
to be improved ( ) property, known as 2894 Lyncrest Drive, Nashville, TN 37214
(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 30th day of March, 19 90

Michael J. Dioguardi, Stephen E. Hamilton

RECORDER'S MEMO
Legibility of Writing, Typing or Printing ... This Document Unsatisfactory When Received.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Dioguardi and Stephen E. Hamilton

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of March, 19 90

Commission expires 3-11-91

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Michael J Dioguardi

Stephen E. Hamilton

TO

Terry M. Rogers

Debi S. Rogers

8302 04/05 0101 03CHECK 221.50

16472

IDENTIF. TREFERENCE

Apr 5 9 00 AM '90

DAVIDSON COUNTY TN.

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

RECEIVED OF _____

FOR _____

BOOK 8081 PAGE 678

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 65000.00
				CON TX 214.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 221.50
				CHECK 221.50
04/05/90	01			08:58 0001 8302

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11 66 4 7 2

IDENTIF. TREFERENCE

APR 5 9 00 AM '90

FELIX Z. WILSON JR.
DAVIDSON COUNTY TN.

No. 307452