FILE NO. 28210 FILE BOX /

BOOK 8174 PAGE 212 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF AUGUST, 1990

Notary Public

MY COMMISSION EXPIRES 7/23/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MURPHY M. ROGERS	S A M E	104-5-93
(NAME)	(NAME)	
412 Greenway Avenue		21W 4970
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN.37205		
(CITY) (STATE) (P.O. ZIP)	(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, I, ROBINIA SMITH, EXECUTRIX OF THE ESTATE OF ETHEL F. R. BRADY, Deceased,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MURPHY M. ROGERS, an unmarried person,

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. 23, on the Map of Hardison & Young's Subdivision of West End Park, of record in Book 421, Page 190, Register's Office for said County.

SAID Lot No. 23 fronts 56 feet on the easterly side of Greenway Avenue and runs back between parallel lines 151 feet to an alley.

BEING the same property conveyed to Louis Thomas Rizzardi, Jr., and wife, Ethel Fly Rizzardi by deed from Charles L. Walker and wife, Lillian Younger Walker, of record in Book 1909, Page 569, Register's Office for Davidson County, Tennessee. The said Louis Thomas Rizzardi, Jr., having since died, the said Ethel Fly Rizzardi having died later, being a single woman known as Ethel F. R. Brady at the time of her death, leaving a Will filed in Case No. Probate 199, page 89, Probate Office Office for Maury County, Tennessee, naming Robinia Smith as Executrix and authorizing her therein to sell the subject property.

unimproved ( )
This is improved (X) property, known as 412 Greenway Avenue, Nashville, Tennessee 37205
(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 my hand this 10th day of August, 19 90

ROBINIA SMITH, Executrix of the Estate of
Robenia Smith Executrix
ETHEL F. R. BRADY, Deceased

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 ROBINIA SMITH, Executrix of the Estate of ETHEL F. R. BRADY, deceased,

the bargainor, 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 Nashville, Tennessee, this 10th day of August, 1990.

Commission Expires 7/23/94

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

TO

49221

IDENTIFICATION REFERENCE

Aug 14 3 37 PM '90

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

9724 08/14 0101 03CHECK 155.50

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 45000.00
				CON TX 148.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 155.50
				CHECK 155.50
			08/14/90 01	15:39 0001 9724

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49221

IDENTIFICATION REFERENCE

AUG 14 3 37 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 346155