Box #35
G#. 264443

This instrument prepared by:
Kay B. Housch, Attorney at Law
First American Center
Nashville, Tennessee 37238

FILE BOX 61

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Judson E. Rogers et ux. (NAME)	Leader Federal Savings & Loan (NAME)	103-16
205 Ensworth Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1860 (STREET ADDRESS)	12
Nashville, Tn. 37205 (CITY) (STATE) (ZIP)	Memphis, Tn. 38101-1860 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- $10.00 ---------- *Dollars,*

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

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9016 09/09 0101 03CHECK 2560.00

I, Frederic E. Cowden

have this day bargained and sold, and do hereby transfer and convey unto the said Judson E. Rogers and wife, Mary Anne Blake

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows

Land in the 7th, formerly the 10th, Civil District of said County, being in the southerly part of Lot No. 7 on the Plan of Lera W. Goodall's Subdivision of Lot No. 1 of the Ensworth property, of record in Book 421, page 84, Register's Office for said County, and a tract immediately east of same, described together according to a survey made to a survey made by Z. J. Wilkinson, Surveyor, April 3, 1945, as follows:

Beginning at the northwest corner of Woodlawn and Ensworth Avenues; thence with the northerly margin of Woodlawn Avenue, North 86 deg. 45 min. West 515 feet to a turn in said Avenue; thence with the northeasterly margin of Woodlawn Avenue, North 37 deg. 30 min. West 200 feet to a stake in fence; thence North 70 deg. 40 min. East 379.6 feet to a stake 18.2 feet North of house; thence South 77 deg. 30 min. East 293.5 feet to a stake on the westerly margin of Ensworth Avenue; thence with said Avenue, South 2 deg. West 250 feet to the beginning.

Being the same property conveyed to Frederic E. Cowden by Quitclaim Deed from Hunter Short, Trustee, of record in Book 6813, page 726, Register's Office of Davidson County, Tennessee.

Miriam M. Cowden, wife of Frederic E. Cowden, joins in this deed for the purpose of conveying any homestead and marital rights she may have in the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 690,000.00

Subscribed and sworn to before me this the 6th *day of* September *19* 91

Affiant

My commission expires: 5-11-95

(Affix Seal) *Notary Public*

unimproved ( )
This is improved (X) property, known as 205 Ensworth Avenue, Nashville, Tennessee 37205
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1991 taxes and Easement of record in Book 3944, page 65, said Register's Office.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and 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

Witness our hands this sixth *day of* September *19* 91 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

Frederic Cowden
Frederic E. Cowden

Miriam M. Cowden
Miriam M. Cowden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public m and for said County and State* Frederic E. Cowden and wife, Miriam M. Cowden

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

Witness my hand and official seal at Nashville, Tennessee, *this* 6th *day of* September, *19* 91

Notary Public

Commission expires 5-11-95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ Notary Public

Commission expires _____

WARRANTY DEED

FROM

Frederic E. Cowden

TO

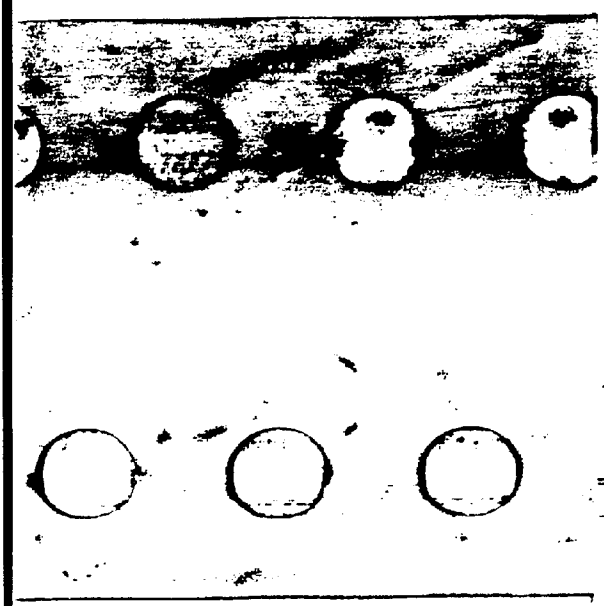
Judson E. Rogers et ux.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

FILED FOR RECORD AND RECORDED
SEP 9 2 10 PM '91

4535.2

IDENTIFICATION REFERENCE



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

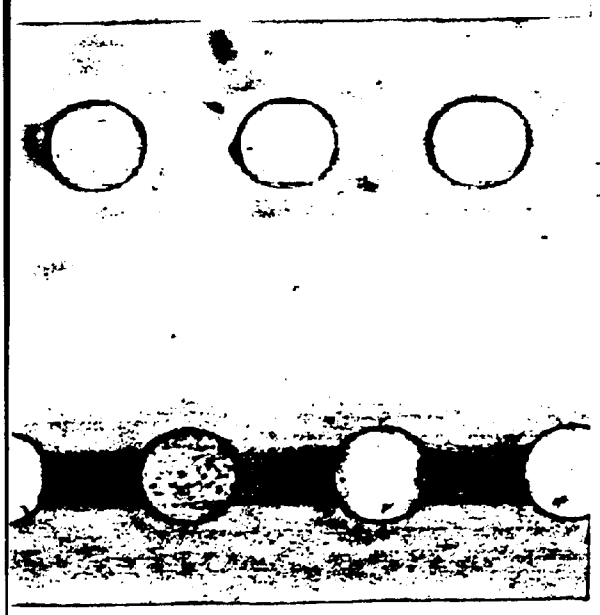
RECEIVED OF _____

FOR _____

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CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO 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 690000.00
CON TX 2553.00
PRFEE 1.00
WDEED 6.00
TOTAL 2560.00
CHECK 2560.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

09/09/91 01 14:12 0001 9016

4.5.3.5.2.

IDENTIFICATION REFERENCE

SEP 9 2 10 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 457281