Bk 120

BOOK 8513 PAGE 659

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-PAR NO.
Tammy R. Rogers 116 38th Ave., North Nashville, TN 37215	Atlantic Coast Mortgage Co. 12700 Fair Lakes Cr. Suite #400 Fairfax, VA 22033	104-5 32 25W 07875

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TEN AND NO/100 ($10.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **J.C. Howard and wife, Jean Howard, as Tenants in Common each an one-half (1/2) undivided interest** have bargained and sold, and by these present do transfer and convey unto the said Tammy R. Rogers the Grantee(s) herein their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 120 on the Plan of West Grove Subdivision, as of record in Book 421, Page 109, Register's Office for said County.

SAID Lot No. 120 fronts 50 feet on the east side of 38th Avenue North, and extends back 160 feet on the north line and 160 feet on the south line to a dead line measuring 50 feet thereon.

BEING the same property conveyed to J.C. Howard and wife, Jean Howard, as Tenants in Common each an one-half (1/2) undivided interest by deed from Amanda J. McClendon of record in Book 7843, Page 109, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property, and to the zoning regulations of the appropriate governmental body.

This is improved property known as: **116 38th Ave., North, Nashville, TN 37215.**

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 the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to al gender.

Witness our hands this 10 day of December, 1991.

J.C. Howard
J.C. HOWARD

Jean Howard
JEAN HOWARD

BOOK 8513 PAGE 660

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 J.C. HOWARD AND WIFE, JEAN HOWARD, the Bargainors 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 on this 20 day of December 1991.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92
****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $ ~~65,000.00~~ 76,000.00

Jimmy L. Rogers
AFFIANT

Sworn to and subscribed before me this 20 day of December 1991.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

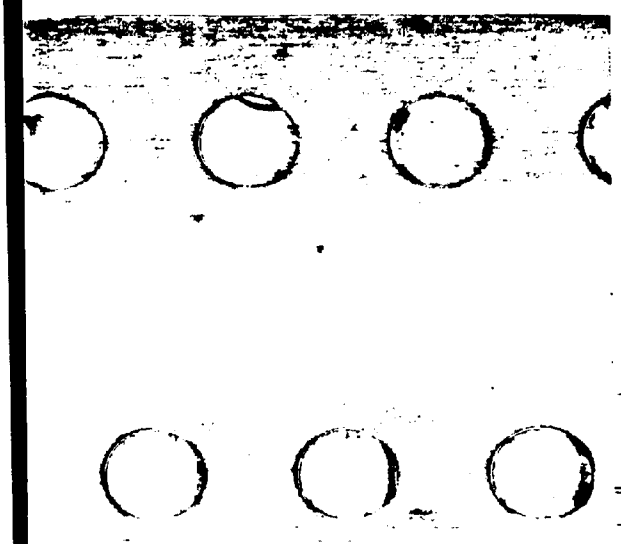
7.1385

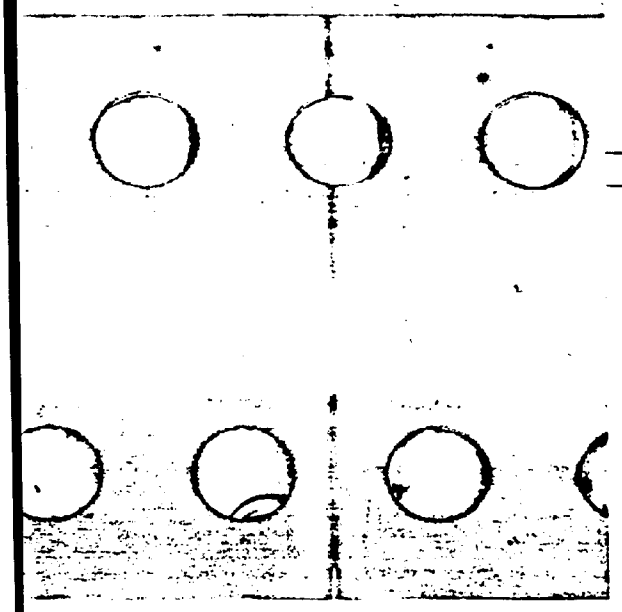
IDENTIFICATION

DEC 23 12 43 PM '91

4832 12/23 0101 CHECK 288.20

This instrument prepared by:
Rick M. Johson, 3221 Nolensville Rd., Ste. #1, Nashville, TN 37211
(615) 833-5858





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8513 PAGE 661

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	76000.00
CON TX	281.20
PRFEE	1.00
WDEED	6.00
TOTAL	288.20
CHECK	288.20

12/23/91 01 12:45 0001 4832

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7:1385

IDENTIFICATION REFERENCE

DEC 23 12 43 PM '91

No. 487310