Box 38 JPS 77986

IDENTIF. & REFERENCE

This Instrument Was Prepared By:
Hugh C. Howser, Sr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 9427 PAGE 785

94 AUG -3 PM 3:41

CLERK & MASTER
DAVIDSON COUNTY, TN.

Address New Owner(s):
Alfred Tate Rogers
Martha Stone Rogers
600 Timber Lane
Nashville, TN 37215

Send Tax Bills to
New Owners

Tax Information:
Map: 117-02-0C
Parcel: 2CO

4336 08/03 0101 030 CHECK 535.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, LUCILLE G. EDENFIELD, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to ALFRED TATE ROGERS and wife, MARTHA STONE ROGERS, (the "Grantees"), their heirs and assigns, all that tract or parcel of land described on Exhibit "A" hereto.

This is improved property located at 602 Timber Lane, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs and assigns, forever.

AND Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of August, 1994.

Lucille G. Edenfield
LUCILLE G. EDENFIELD

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lucille G. Edenfield, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of August, 1994.

Jean P. Shearer
Notary Public

My Commission Expires: 5-23-98

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Alfred Ted Rogers
Affiant

Subscribed and sworn to before me,
this 3rd day of August, 1994.

Larry D. Craig
Notary Public

My Commission Expires: 8-4-96

Land in Davidson County, Tennessee, being Unit 2 together with carport designated number 2-A on the Plan of Regency Park of record in Plat Book 3700, pages 111 and 112, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Regency Park Condominium formerly Woodlawn Manor, Inc., a horizontal property regime established by Master Deed and By-Laws of record in Book 3815, page 778 amended in Book 4364, page 381, Book 4767, page 431, Book 5673, page 429, Book 6047, page 201, Book 7662, page 942 and Book 7728, page 343, said Register's Office.

Being the same property conveyed to Lucille G. Edenfield by deed from Woodlawn Manor, Inc. of record in Book 3963, page 860, as corrected in Book 3927, page 805, Register's Office for Davidson County, Tennessee.

EXHIBIT A

EXCEPTIONS

1. Taxes for 1994, a lien not yet due and payable.

2. All matters appearing on the Plan of record in Plat Book 3700, page 111-112, Register's Office for Davidson County, Tennessee.

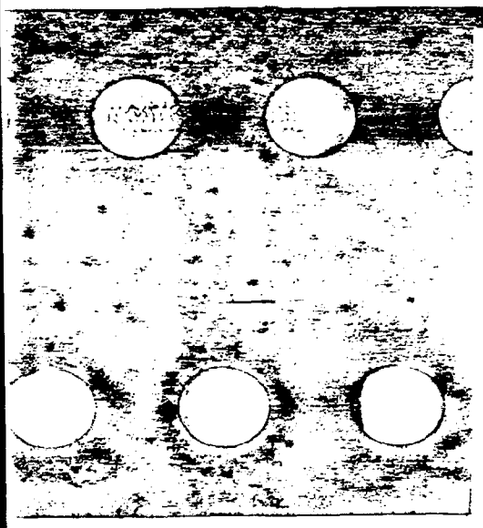
3. Charter of Incorporation of Regency Park Condominium Homeowners Association of record in Book 8129, page 118 as amended in Book 8500, page 717, Register's Office for Davidson County, Tennessee.

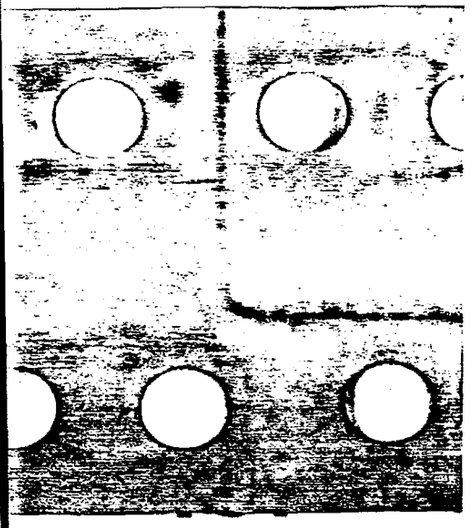
4. Covenants, Conditions, Restrictions, and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-Laws of Regency Park Condominium, formerly Woodlawn Manor, Inc. Condominium of record in Book 3815, page 778, as amended in Book 4364, page 381, Book 4767, page 431, Book 5673, page 429, Book 6047, page 201, Book 7662, page 942, and Book 7728, page 343, Register's Office for Davidson County, Tennessee.

5. Terms and limitations imposed by Tennessee Horizontal Property Act., T.C.A., Sections 66-27-101, et seq.

6. Subject to right-of-refusal as set forth in the Repurchase and Option Agreement of record in Book 3907, page 839 and Counterpart to the Repurchase and Option Agreement of record in Book 4062, page 480, and Book 5567, page 934, Register's Office for Davidson County, Tennessee.

EXHIBIT B





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

RECEIVED OF _____

FOR _____

BOOK 9427 PAGE 789

| | | |
|---|---|---|
| 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 140000.00
CON TX 518.00
PRFEE 1.00
WDEED 16.00
TOTAL 535.00
CHECK 535.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 4356

77986
IDENTIF. & REFERENCE

94 AUG -3 PM 3 1
FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 820873