This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Michael S. Rogers and Courtney L. D. Rogers
432 Chickasaw Trail
Goodlettsville, TN 37072

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Chase Manhattan Mortgage Corporation
P. O. Box 4025
Monroe, LA 71211-4025

MAP AND PARCEL:
MAP 149-2A
PARCEL 32

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Robert T. Newman and wife, Margaret F. Newman hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael S. Rogers and wife, Courtney L. D. Rogers, as tenants by the entirety , 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:

> BEING Lots Nos. 32A and 32B, Zone Lot Division of Lot 32, on the Plan of Piccadilly Square, Phase I, of record in Plat Book 6250, Pages 468, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Robert T. Newman and wife, Margaret F. Newman, by deed from Samuel J. Pierce, Jr. of record in Book 7170, Page 355, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Chase Manhattan Mortgage Corporation in the original principal amount of $72,250.00, of record in Book 7170, Page 358, and as re-recorded in Book 7242, Page 673, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account to be transferred to Grantee(s).

This is a Planned Unit Development and is conveyed subject to Declaration of Covenants and Restrictions, of record in Book 6236, Pages 683 through 733, both inclusive, amended in Book 6295, Pages 503, 506, 520, 534; Book 6300, Page 409, et seq.;re-recorded in Book 6306,Page 833, et seq.; Book 6496, Pages 100, 107, 114, et seq.; Book 6518, Pages 184, 188 and 190; Articles of Incorporation of Piccadilly Square Homeowners Association as amended in Book 6295, Page 504 et seq., Pages 548, 556, 564, et seq.; and Book 6300, Page 431, et seq.; By-Laws of the Association as amended in Book 6295, Pages 572, 580, 588 and Book 6300, page 431, et seq.; Amendments to Information Brochure of record in Book 6295, Pages 596 and 602, et seq., and Book 6300, Page 439, et seq. and such easements and setback lines of record in Plat Book 6250, Page 468, said Register's Office.

Virginia Newman Pitts executed this instrument on behalf of Robert T. Newman and Margaret F. Newman pursuant to Powers of Attorney being placed of record currently herewith.

This is improved property known as 1024/1026 Regents Park Circle, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Michael S. Rogers and wife, Courtney L. D. Rogers, their heirs and assigns, forever; and we, Robert T. Newman and wife, Margaret F. Newman 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30th day of June, 1995.

Robert T. Newman by Virginia N. Pitts, Attorney-in-Fact

Margaret F. Newman by Virginia N. Pitts, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named , Virginia N. Pitts, Attorney in Fact of Robert T. Newman and wife, Margaret F. Newman, 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 and who further acknowledged that she is the Attorney in Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of June, 1995.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 116,000.00.

AFFIANT

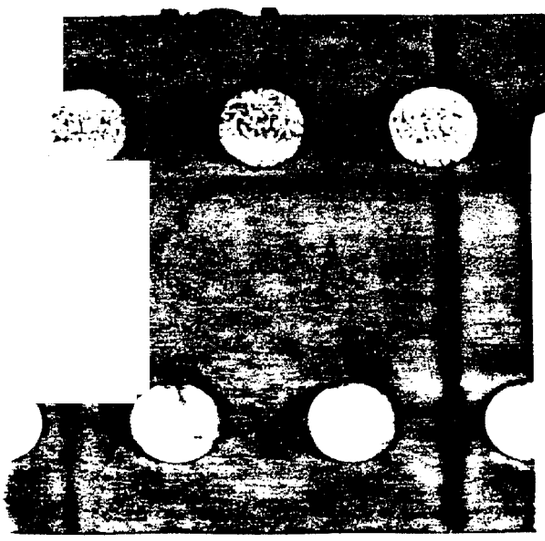
Subscribed and sworn to before me this 30th day of June, 1995.

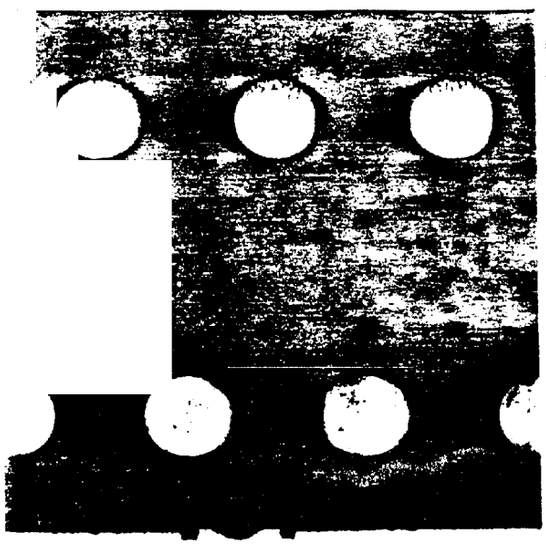
NOTARY PUBLIC
My Commission Expires: 3/22/97

7047 07/03 0101 03CHECK 438.20

95 JUL -3 AM 8:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0075325
IDENTIF. & REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9718 PG 738

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	
				116000.00
			CON TX	429.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	438.20
			CHECK	438.20
07/03/95	01	08:49	0001	7047

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0075325
IDENTIF. ↑ REFERENCE

95 JUL -3 AM 8:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 926205