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

File Box 24

BOOK 9753PG601

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

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Gregory B. Pitts and Virginia N. Pitts
2586 York Road
NOLENSVILLE TN 37135

MAP AND PARCEL:
MAP 83-6
PARCEL 289
27W-05195

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, Gregory B. Pitts and wife, Virginia N. Pitts, 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 the northerly part of Lot No. 5 on the Map of H. B. Blue's Subdivision of the southerly part of Lot No. 2 of the Brownsville Addition, of record in Book 161, Page 134, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the southwest corner of the Porter Road and Seymour Avenue, formerly Watkins Street; thence with the westerly margin of said Road, southwardly 54-1/2 feet to the northeast corner of the property conveyed to W. A. Worsham and wife, by deed from F. C. Cunningham and wife, of record in Book 589, Page 198, said Register's Office; thence with Worsham's northerly line westwardly 170.6 feet, more or less, to the easterly margin of an alley; thence with said alley, northwardly 50 feet, more or less, to the southerly margin of Seymour Avenue; thence with said Avenue, eastwardly 195.4 feet to the beginning.

Being the same property conveyed to Gregory B. Pitts and wife, Virginia N. Pitts, by deed from David Satcher and wife, Nola Smith Satcher of record in Book 9472, Page 576, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

This conveyance subject to a Deeds of Trust payable as follows: (1) First American National Bank, of record in Book 9472 , Page 579, and (2) David and Nola Smith Satcher, of record in Book 9472, Page 591, said Register's Office, and are not assumed by Grantees. Grantor is obligated to make all payments as set forth in the Deed of Trust securing the first mortgage. A wrap-around mortgage is being recorded simultaneously herewith.

This is improved property known as 2012/2018 Franklin Avenue, Nashville, TN 37206.

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, Gregory B. Pitts and wife, Virginia N. Pitts, 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 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 3rd day of August, 1995.

Gregory B. Pitts

Virginia N. Pitts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gregory B. Pitts and wife, Virginia N. Pitts 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of August, 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 $ 119,000.00.

AFFIANT

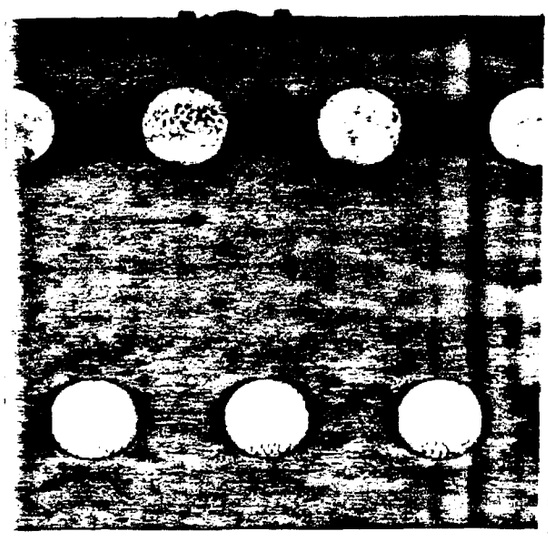
Subscribed and sworn to before me this 3rd day of August, 1995.

NOTARY PUBLIC
My Commission Expires: 3/22/97

0086511
IDENTIF. & REFERENCE

95 AUG -4 PM 3:16
REGISTER
DAVIDSON CO. TN.

9211 08/04 01:01 03CHECK 449.30



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

RECEIVED OF _____

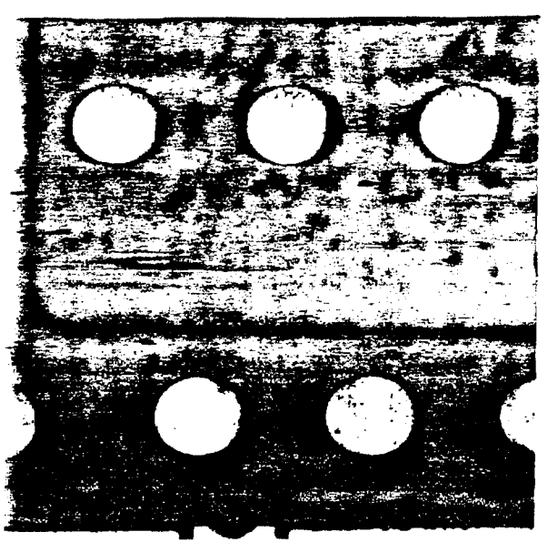
FOR _____

BOOK 9753 PG 603

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	
				119000.00
			CON TX	440.30
			PRFEE	1.00
			WDEED	8.00
			TOTAL	449.30
			CHECK	449.30
08/04/95	01		15:15 0001	9211

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0086511
IDENTIF. # REFERENCE

95 AUG -4 PM 3:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 938239