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

10023 pg 955

ADDRESS NEW OWNER:
Michael S. Rogers and Courtney Leigh Rogers
423 Chickasaw Trail
Goodlettsville, TN 37072

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Magnolia Federal Bank for Savings
130 West Front Street
Hattiesburg, MS 39401

MAP AND PARCEL:
MAP 72-13
PARCEL 444 & 225

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, Roland Trevino and wife, Ruth Trevino, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael S. Rogers and wife, Courtney Leigh Rogers , 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 Lot 186-A and 186-B, Resubdivision Lots 186 and 187, Trevecca Subdivision of Renraw as recorded in Book 6050, Page 86, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Roland Trevino and wife, Ruth Trevino , by deed from of record in Book 8801, Page 872, Register's Office for Davidson County, Tennessee.

For reference to title for Lot 186-A is as follows: Book 8785, Page 851, as re-recorded and corrected in Book 8790, Page 807; Tax Sale Decree of record in Book 9605, Page 106; Book 9756, Page 741; Quit Claim Deed of record in Book 10023, Page 950, and Decree for Redemption in Book 10023, Page 952. For reference to title for Lot 186-B is as follows: Book 8801, Page 872; Book 9756, Page 741; and Quit Claim Deed of record in Book 10023 Page 950, Register's Office, Davidson County, Tennessee.

This conveyance is subject to minimum building setback line; 10 foot sewer service easement; 8 foot public utitlity easement; 24 foot perpetual ingress and egress easement; 10 foot water service easement; and overhang easement of record in Book 6050, Page 86, said Register's Office.

This is improved property known as 952-A, B, C & D, Strouse 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 Leigh Rogers, their heirs and assigns, forever; and we, Roland Trevino and wife, Ruth Trevino 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 19th day of April, 1996.

Roland Trevino

Ruth Trevino

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BK 10023 PG 956

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Roland Trevino and wife, Ruth Trevino 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 19th day of April, 1996.

NOTARY PUBLIC

My Commission Expires: 11/3/96

STATE OF TENNESSEE)
COUNTY OF Davidson)

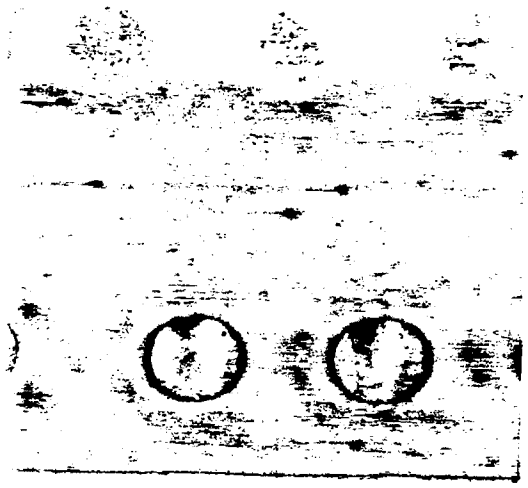
The actual value or consideration, whichever is greater, for this transfer is $ 80,000.00.

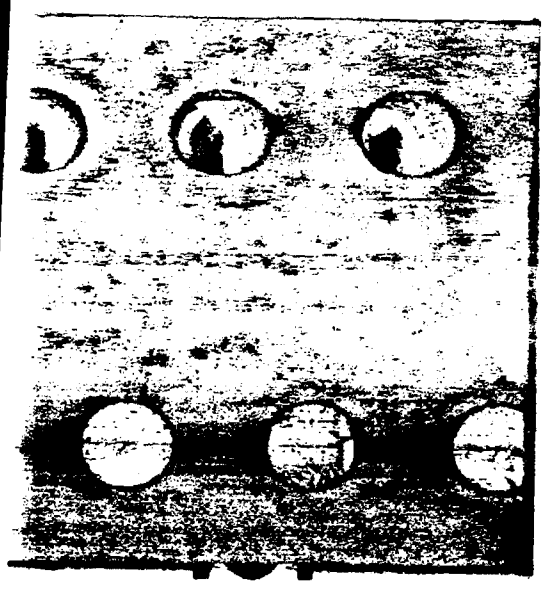
AFFIANT

Subscribed and sworn to before me this 19th day of April, 1996.

NOTARY PUBLIC
My Commission Expires: 11/3/96

01714124
IDENTIF. & REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BK 10023 PG 957

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

DATE 31[illegible].00
[illegible] 296.00
PRFEE 1.00
ADMIN 8.00
TOTAL 305.00
CHECK 305.00

04/23/96 01 10:03 3001 3456

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0174124
IDENTIF. ↑ REFERENCE

96 APR 23 A 11:00
DAVIDSON COUNTY, TN.

No. 1031385