Return to:
Lee & Lee Attorneys PC
109 East Gay Street
Lebanon, TN 37087

10041 112

**THIS INSTRUMENT WAS PREPARED BY:**
**J. Blake Freeman, Attorney**
**Priority Escrow Services, Inc.**
**51 Century Boulevard, Suite 110**
**Nashville, TN 37214-3614**

**WARRANTY DEED**

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW J. NOONAN, unmarried** _____ hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto KIMBALL A. ROGERS and LAVON MAYE NAPIER hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 52 on the Plan of Reelfoot Subdivision, Section III, of record in Book 6230, pages 167 and 168, Register's Office for said County, to which plan reference is hereby made for a more complete legal decription of said lot.
>
> BEING the same property conveyed to Matthew J. Noonan by deed from Sterling D. Lorance and wife, Jennifer G. Lorance of record in Book 9026, page 110, Register's Office for said County.
>
> THIS property is conveyed subject to all applicable local government planning, building and zoning regulations; Restrictive covenants of record in Book 6612, page 610; and all matters as shown on the recorded plat.

This is improved property known as: **724 Sandburg Place, Nashville, TN 37214**

**TO HAVE AND TO HOLD** the same 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 and 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**WITNESS** our hands this 10 day of April, 1996

Matthew J. Noonan
**Matthew J. Noonan**

96 MAY -6 AM 11:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

IDENTIF. ↑ REFERENCE

STATE OF IOWA

COUNTY OF POLK

BK 10041 PG 113

On this 10th day of April, 1996, before me personally appeared Matthew J. Noonan, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

NOTARY PUBLIC

My Commission Expires:
4-17-98

* * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

STATE OF TENNESSEE

COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $ 111,000.00.

Affiant

Subscribed and sworn to before me this 30th day of April, 1996

Notary Public

My Commission Expires: 2/12/2000

* * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

**ADDRESS NEW OWNER(S):**

Kimball A. Rogers
Lavon Maye Napier
724 Sandburg Place
Nashville, TN 37214

**SEND TAX BILL TO:**

Mortgagee

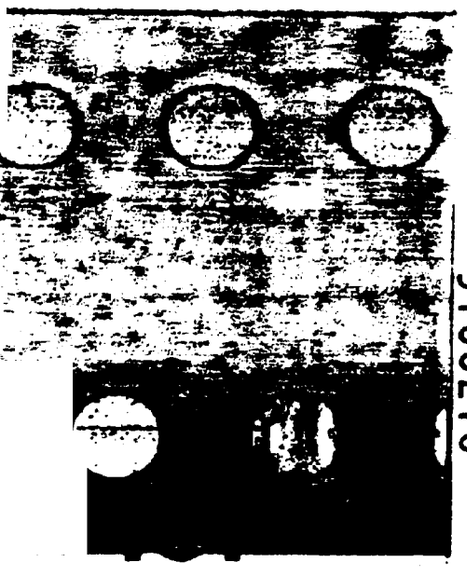
**MAP-PARCEL:**
Map 108-8
Group
Parcel 278

Mortgagee:

SunTrust Bank, Nashville N.A.
201 Fourth Avenue North
Nashville, TN 37230-5110

05/03 2:01 03CHECK 419.70





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10041 PG 114

| | | |
|---|---|---|
| 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 111000.00 |
| | | | | CON TX 410.70 |
| | | | | PRFEE 1.00 |
| | | | | MDEED 8.00 |
| | | | | TOTAL 419.70 |
| | | | | CHECK 419.70 |
| | | | 05/06/96 01 | 11:18 0001 8491 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0178916 IDENTIF. ↑ REFERENCE

96 MAY -6 AM 11: 14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1036510