BOOK 10077 PG 452

96 JUN -6 AM 10:01

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

0189782

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (jh) Title No: 37786
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John Wagster 5318 Camelot Court Brentwood, TN 37027	Franklin American Mortgage 214 Overlook Court, #150 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 159-03-002

0273 06/06 0101 03CHECK 915.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Vassie H. Sperry Rogers,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Wagster, and spouse Elizabeth Wagster,** hereinafter called the **Grantee**, Grantee's 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. 13 on the plan of Camelot Acres of record in Plat Book 3700, page 98, Register's Office for said County.

SAID Lot No. 13 fronts 143.75 feet on the easterly margin of Camelot Court and extends back 240.0 feet on the northerly line and 310.0 feet on the south line to a dead line in the rear, measuring 202.74 feet thereon.

BEING the same property conveyed to Wesley Hull Sperry and wife, Vassie H. Sperry by deed from James E. Patterson and wife, Evelyn Patterson of record in Book 4166, page 945, Register's Office for said County. The said Wesley Hull Sperry has since died. The said Vassie H. Sperry now being known as Vassie H. Sperry Rogers.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 5318 Camelot Court, Brentwood, TN 37027

Hewitt Rogers, Spouse of Vassie H. Sperry Rogers joins in this conveyance solely to convey any marital interest he may have in subject property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of May, 1996.

Vassie H. Sperry Rogers
Vassie H. Sperry Rogers

Hewitt Rogers
Hewitt Rogers

State of Tennessee
County of Davidson

On this 29th day of May, 1996, before me the undersigned authority, personally appeared **Vassie H. Sperry Rogers and Hewitt Rogers**, 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 the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary Public

State of Tennessee EXP. 7/27/96
County of Davidson

A F F I D A V I T

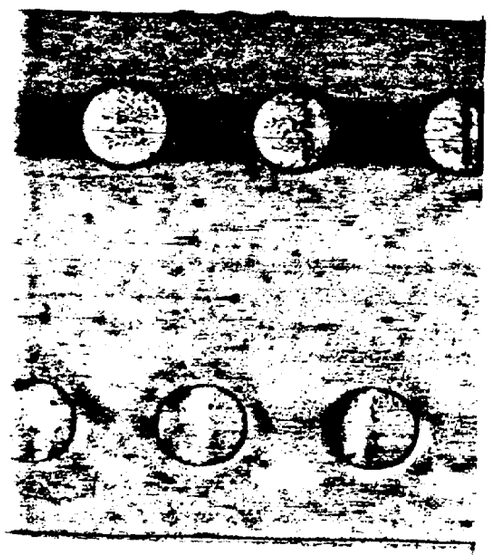
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 245000.00

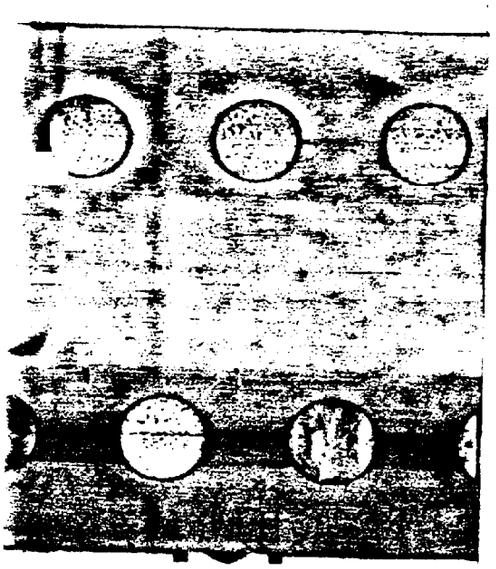
Affiant

Sworn and subscribed before me on the 29th day of May, 1996.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires: _____ Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 10077 PG 454

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 245000.00
				CON TX 906.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 915.50
				CHECK 915.50
			06/06/96 01	10:05 0001 0273

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0189782
IDENTIF. ↑ REFERENCE

96 JUN -6 AM 10:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1048133