THIS INSTRUMENT PREPARED BY:

mail

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

BOOK 10187 PG 216

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Martin E. Rogers, et ux 4733 Old Hickory Blvd. Nashville, TN 37208	Same as New Owner	Map 39 Parcel 5 Field Book 14D 51200

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MAX FREUDEMAN a/k/a EMIL FREUDEMAN, deceased, by and through SENIOR CITIZENS, INC., Administrator of the Estate of Emil Freudemann a/k/a Max Freudeman, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto MARTIN E. ROGERS and wife, NANCY FAYE ROGERS, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 14th Civil District of Davidson County, Tennessee, being a part of the property conveyed to Ernest M. Freudeman, a plan of which is of record in Plan Book No. 1, page 83, Chancery Court at Nashville, Tennessee, described as follows:

Beginning at a point 100 feet west of the northeast corner of said property, and being on the south boundary of a road known as Freudeman Road; thence along said road 100 feet to the northeast corner of said tract of land; thence south along the east boundary line of said land to the center of a branch; thence westerly along the center line of said branch 100 feet to a point; thence northerly and parallel to the eastern boundary line of said property to the point of beginning.

Being the same property conveyed to Max Freudeman by deed from Ernest M. Freudeman of record in Book 3406, page 289, Register's Office for said County.

Max Freudeman and Emil Freudemann are one and the same person.

Max Freudeman a/k/a Emil Freudemann died intestate on November 28, 1995. Senior Citizens, Inc. was appointed Administrator for the Estate of Emil Freudemann a/k/a Max Freudeman by Order of the Probate Court for Davidson County, Tennessee, in the Matter of the Estate of Emil Freudemann, Docket Number 96P-502. The said Estate is insolvent, as a result of which the above described property was ordered sold by Order of the Probate Court for Davidson County, Tennessee, entered on August 26, 1996, a copy of the said Order is attached as Exhibit "A" to this deed.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

This is unimproved property on Freudeman Road, Whites Creek, Tennessee 37189.

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

And the GRANTOR does covenant with the said GRANTEES, that MAX FREUDEMAN a/k/a EMIL FRUEDEMANN is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Taxes for the year 1996, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

And the GRANTOR does further covenant and bind itself, its agents 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.

ADRIENNE LIPPARD was appointed Agent for SENIOR CITIZENS, INC. pursuant to an Action by Consent of the Executive Committee of Senior Citizens, Inc., as authorized by the Corporate By-Laws, to execute deeds and other documents necessary for the sale and transfer of the above described property.

WITNESS my hand on this the 10th day of September, 1996.

"GRANTOR"

SENIOR CITIZENS, INC.
Administrator for the Estate of
Emil Freudemann a/k/a
Max Freudeman

BY: _____
ADRIENNE LIPPARD, Agent

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared ADRIENNE LIPPARD, with whom I am personally acquainted and who acknowledged herself to be an Agent for SENIOR CITIZENS , INC., the bargainor, a corporation, and as such Agent, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by herself as Agent.

WITNESS my hand and official seal, this the 10th day of September, 1996.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $4,200.00.

Martin E Rogers
Affiant

Sworn to and subscribed before me, this the 10th day of September, 1996.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

46 409.488

IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE

IN RE: ESTATE OF EMIL FREUDEMANN,]
] NO: 96P-502
deceased.]

SENIOR CITIZENS, INC.]
Administrator for Estate of Emil Freudemann]
1801 Broadway]
Nashville, Tennessee 37203]

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V.]

ERNEST FREUDEMANN]
6378 Starvue Drive]
Cincinnati, Ohio 45278,]

and]

OTTO FREUDEMANN]
c/o Senior Citizens, Inc.]
Conservator for Otto Freudemann]
1801 Broadway]
Nashville, Tennessee 37203,]

and]

MINNIE FREUDEMANN]
c/o Senior Citizens, Inc.]
Conservator for Minnie Freudemann]
1801 Broadway]
Nashville, Tennessee 37203,]

Next-of-kin.]

ORDER APPROVING SALE OF REAL PROPERTY

This cause came on to be heard before the Honorable Frank G. Clement, Jr., Judge, on August 16, 1996, upon the Motion of the Administrator, SENIOR CITIZENS, INC., for an Order approving the sale of the decedent's 1.49 acres of unimproved real property fronting Freudemann Road in Whites Creek, Tennessee; and the entire record in this cause, from all of which the Court finds:

1. On May 17, 1996, after a hearing in open Court, the Court ordered that the decedent's 1.49 acres of unimproved real property fronting Freudemann Road in Whites Creek, Tennessee, shall be sold at public auction by Feller Brown Realty & Auction Company, 212 Madison Street, Nashville, Tennessee.

2. On July 27, 1996, the above-described real property was sold at public auction by said Realty & Auction Company to Martin E. Rogers for $4,200.00, subject to court approval.

It is therefore ORDERED, ADJUDGED and DECREED as follows:

1. The proposed contract for the sale of the decedent's 1.49 acres of unimproved real property fronting Freudemann Road in Whites Creek, Tennessee, shall be, and the same is hereby, approved.

2. The herein-described real property shall be sold to Martin E. Rogers for a total sale price of $4,200.00, the remainder to be paid in full at closing, thereby divesting any heirs thereto out of any right, title and interest and vesting said right, title and interest in Martin E. Rogers.

3. A duly authorized representative from the Administrator, SENIOR CITIZENS, INC., shall be, and is hereby, given the sole authority to sign a warranty deed transferring the above-named heirs' interest in the decedent's 1.49 acres of unimproved real property fronting Freudemann Road in Whites Creek, Tennessee, and all other closing documents on the heirs' behalf.

4. All expenses associated with the sale of the above-described real property including, but not limited to, expenses of the auction, expenses incurred for the title insurance, prorated property taxes, real estate commissions, if any, maintenance fees and assessments, closing fees, closing attorney's fees and related costs necessary to complete the real estate sales transaction, shall be paid from the sale proceeds.

5. The remaining net proceeds of the sale shall be transferred and/or paid directly to the Administrator and used for the continued administration of the estate and to satisfy the creditors of the decedent's estate.

ENTERED this 26th day of August, 1996.

HON. FRANK G. CLEMENT, JR., JUDGE

APPROVED FOR ENTRY:

Laura Tek, #16523
ASHWORTH & HIGH
227 Second Avenue, North
Nashville, Tennessee 37201
615/256-7345
Attorney for Senior Citizens, Inc.

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CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Order was sent by U.S. Mail, postage prepaid, to:

Ernest Freudemann, 6378 Starvue Drive, Cincinnati, Ohio 45278; an Otto Freudemann, c/o Senior Citizens, Inc., Conservator for Otto Freudemann, 1801 Broadway, Nashville, Tennessee 37203; and Minnie Freudemann, c/o Senior Citizens, Inc., Conservator for Minnie Freudemann, 1801 Broadway, Nashville, Tennessee 37203,

on this 16 day of August, 1996.

LAURA TEK

7037 09/11 0101 03CHECK 40.54

STATE OF TENNESSEE, DAVIDSON COUNTY

I Richard R. Rooker, Clerk of the Probate Court of Davidson County, State aforesaid, do certify that the foregoing is a full, true and complete copy of the original on file in my office. Minute Book 409, Page 788

Given under my hand and official seal at office, in Nashville, this 5th of Sept., 19 96.

RICHARD R. ROOKER, CLERK

By Deputy Clerk

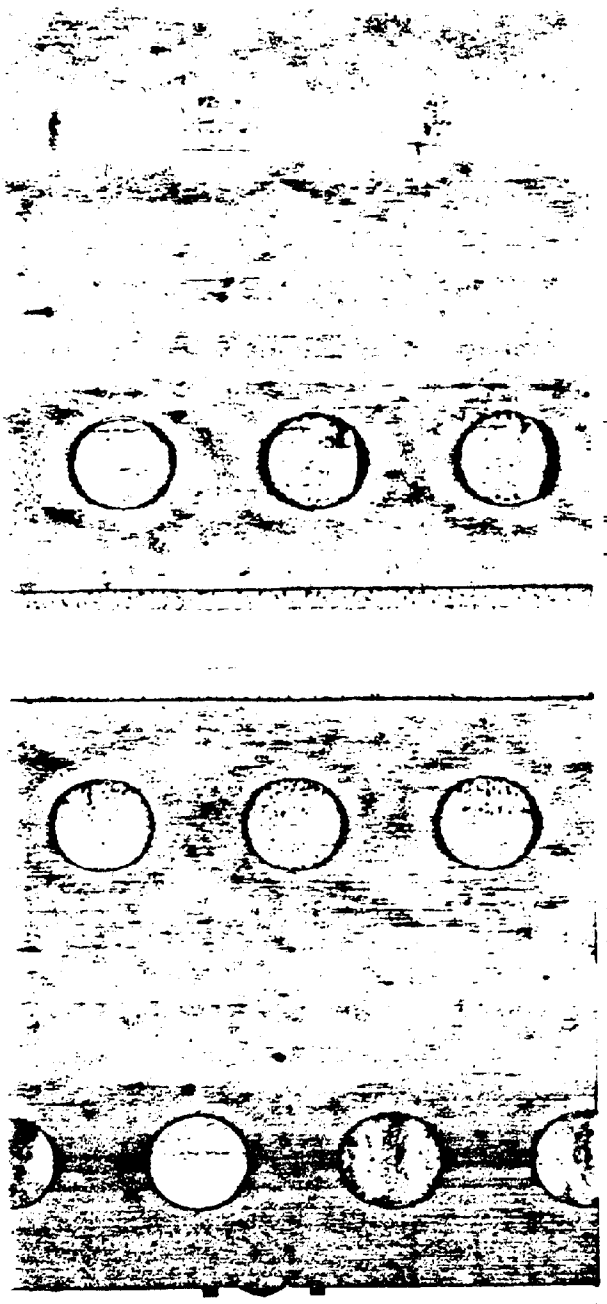
RICHARD R. ROOKER

0223905

IDENTIFICATION/REFERENCE

96 SEP 11 AM 9:23

RECORDED AND REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	4200.00
			CON TX	15.54
			PRFEE	1.00
			TDEED	24.00
			ERR	CO
			TDEED	24.00-
			WDEED	24.00
			TOTAL	40.54
			CHECK	40.54
09/11/96	01	09:29	0001	7037

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0223905
IDENTIF. & REFERENCE

96 SEP 11 AM 9:23

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1029505