BOOK 10205 PG 942

Box 52

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,320.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September 19 96.

Notary Public

MY COMMISSION EXPIRES: 5-16-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott J. Rogness (NAME)	Franklin American Mortgage (NAME)	161-6-59
5127 Ashley Drive (ADDRESS)	214 Overlook Court, Suite 150 (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Michael W. Logan and wife, Thea M. Logan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott J. Rogness and wife, Cindy K. Rogness

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:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Huntington Park, Section 1, as of record in Book 4175, Page 10, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the westerly margin of Ashley Drive, common corner of Lots Nos. 110 and 111; thence with the line between said lots westwardly 133.0 feet to a concrete monument; thence North 3 degrees, 05 minutes East, 128.4 feet to a concrete monument in the southerly margin of an unnamed road; thence with margin of same, eastwardly 100 feet to a concrete monument at the beginning of a curve to the right, having a radius of 25.0 feet; thence around said curve northeastwardly 39.3 feet to a concrete monument in the westerly margin of Ashley Drive; thence with the margin of same, southwardly 82.5 feet to the POINT OF BEGINNING.

Being the same property conveyed to Michael W. Logan and Thea M. Logan, husband and wife by deed from Billy Anderson and Sonjia Anderson, husband and wife of record in Book 9087, page 960, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved ( ) unimproved ( ) property, known as 5127 Ashley Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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, 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 26th day of September 19 96

Michael W. Logan

Thea M. Logan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael W. Logan and wife, Thea M. Logan

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 26th day of September, 19 96.

Commission expires 5-16-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

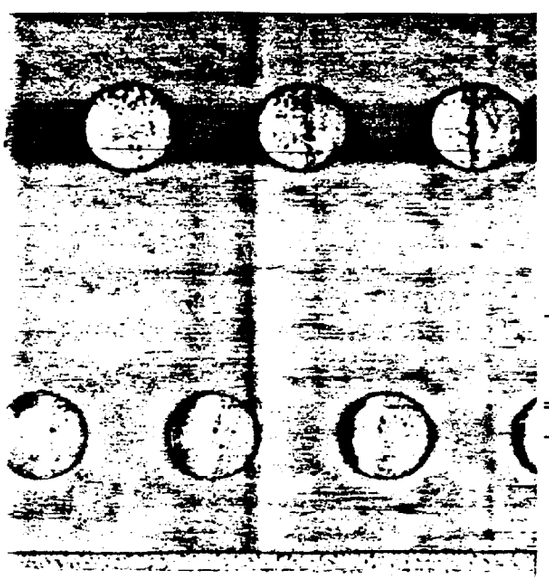
Notary Public

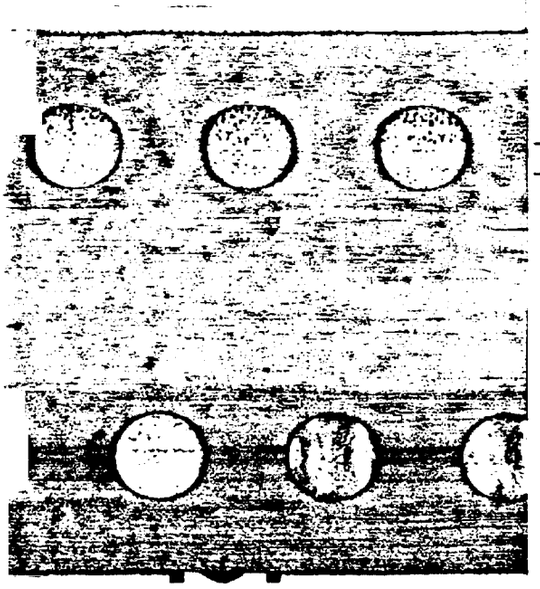
3783 09/27 0101 03CHECK 509.69

0230242
IDENTIF. # REFERENCE

96 SEP 27 PM 2:35

REGISTER
DAVIDSON CO. TN.





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

RECEIVED OF _____

FOR _____

BOOK 10205 PG 944

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 135320.00
CON TX 500.69
PRFEE 1.00
WDEED 8.00
TOTAL 509.69
CHECK 509.69

09/27/96 01 14:37 0001 3783

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0230242
IDENTIF. & REFERENCE

96 SEP 27 PM 2:35
FELIX Z. WILSON, REGISTER
DAVIDSON CO., TN.

No.1036182