24

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,000.00

Ellen I. Bunch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ellen I. Bunch (NAME)	Deposit Guaranty Mortgage Co. (NAME)	61-12
1211 Plymouth Avenue (ADDRESS)	P.O. Box 1193 (ADDRESS)	73
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Jackson, MS 39215-1193 (CITY) (STATE) (ZIP)	5DZ29450

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 S. Rogers and wife, Courtney L. D. Rogers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ellen I. Bunch and husband, Jeffery A. Bunch

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 48 and part of Lot 49, Map showing Resubdivision of Lots 70, 73, 76-83, 87-97, Eastdale Place, as recorded in Book 974, Page 22 and addition property described in Book 1371, Page 352, Register's Office, Davidson County, Tennessee, and further described by Mortgage Loan Inspection by Campbell, McRae and Associates, dated November 11, 1996, as follows:

BEGINNING at the southeast corner of said Lot 48 and the southwest corner of Lot 47; thence in a northerly direction, 258.0 feet to a point; thence in a westerly direction, 91.2 feet to a point; thence in a southerly direction 273.3 feet to a point in the north margin of Plymouth Avenue; thence with Plymouth Avenue easterly 90.0 feet to the point of BEGINNING.

Being the same property conveyed to Michael S. Rogers and wife, Courtney L.D. Rogers by deed from Carl Everett Woodall, Jr., Married of record in Book 10049, Page 987, and Book 10271, Page 914, Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1211 Plymouth Avenue, Nashville, TN 37216
(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 hand s this 22nd day of November 19 96

Michael S. Rogers

Courtney L. D. Rogers

BOOK 10271 PG 917

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael S. Rogers and wife, Courtney L. D. Rogers

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 Nashville, Tennessee, this 22nd day of November 19 96

Commission expires 3-21-98

Notary Public

SEAL: NOTARY PUBLIC AT LARGE STATE OF TENNESSEE DIXIE

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 _____

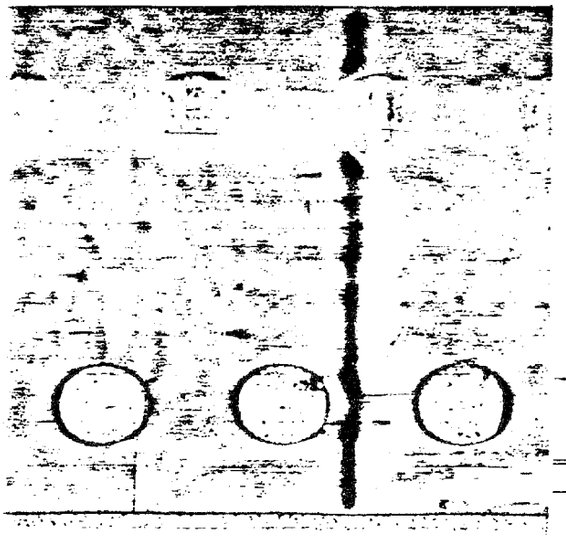
_____
Notary Public

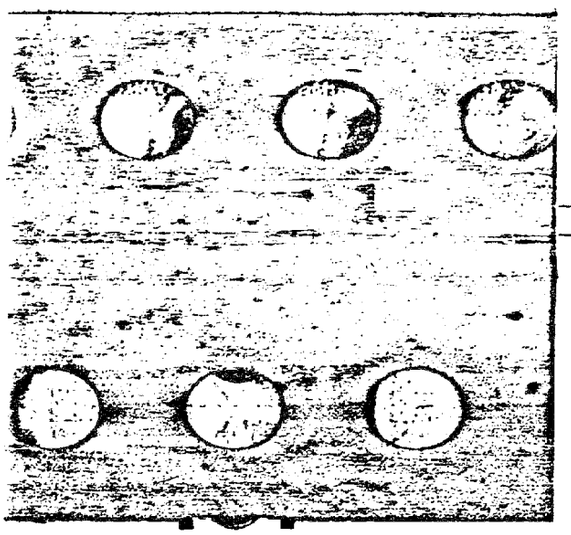
025407
IDENTIFICATION REFERENCE

96 NOV 26 PM 1:48

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

9598 11/26 0101 03CHECK 482.60





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

RECEIVED OF _____

FOR _____

BOOK 10271 PG 918

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	
				128000.00
			CON TX	473.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	482.60
			CHECK	482.60
11/26/96	01		13:49 0001	9598

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0250407
IDENTIFICATION REFERENCE

96 NOV 26 PM 1:48

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1092284