This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 10352 PG 321

ADDRESS NEW OWNER:
Michael S. Rogers and Courtney L. D. Rogers
P. O. Box 598
Goodlettsville, TN 37070-0598

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 83-4
PARCEL 99
15DA-38077

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Alvin J. McCloud, Jr., the only heir-at-law of Alvin McCloud, deceased, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Michael S. Rogers and wife, Courtney L. D. Rogers, as tenants by the entirety, 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 parts of Lots Nos.54 and 55 on the Plan of Brownsville, of record in Plat Book 21, Page 9, Register's Office for Davidson County, Tennessee, described as follows:
>
> BEGINNING at a point in the center line of Carter Street 120 feet east of the common corner of Lots Nos. 55 and 56; thence with the center line of Carter Street, easterly 88 feet; thence northerly parallel to the westerly line of Lot No. 55, 485 feet more or less, to a point; thence westerly 88 feet; thence southerly 485 feet, more or less, to the beginning.
>
> Being the same property conveyed to Alvin McCloud and wife, Ida McCloud , by deed from Jim Delaney and wife, Margaret G. Delaney of record in Book 4311, Page 94, Register's Office for Davidson County, Tennessee. The said Ida McCloud having predeceased Alvin McCloud, who has since died intestate.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 21, Page 9, said Register's Office.

This conveyance subject to Metro Codes Letter of record in Book 10090, Page 24; and Book 10138, Page 137; Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 4110, Page 742, said Register's Office.

Taxes for 1997 have been pro-rated and assumed by Grantee(s).

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

This is improved property known as 2311 Carter Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Michael S. Rogers and wife, Courtney L. D. Rogers, their heirs and assigns, forever; and I, Alvin J. McCloud, Jr. do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 14th day of February, 1997.

BOOK 10352 PG 322

Alvin J. McCloud Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Alvin J. McCloud, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 14th day of February, 1997.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 21,000.00.

AFFIANT

Subscribed and sworn to before me this 14th day of February, 1997.

NOTARY PUBLIC
My Commission Expires: 3/22/97

7369 02/18 0101 03CHECK 86.70

0273959
IDENTIFICATION REFERENCE

97 FEB 18 PM 3:03



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

RECEIVED OF _____

FOR _____

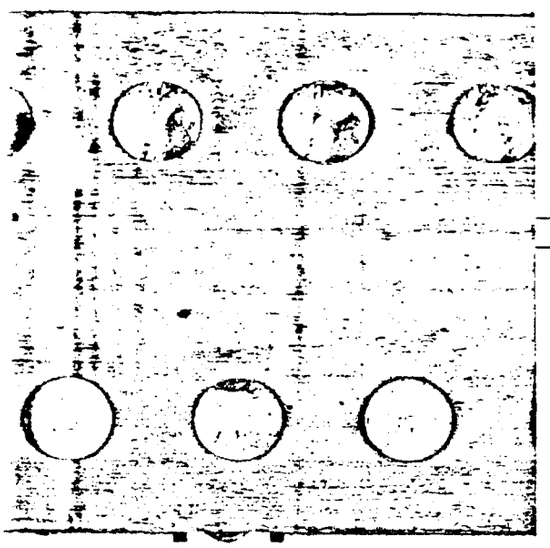
BOOK 10352 PG 323

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 21000.00
CON TX 77.70
PRFEE 1.00
WDEED 8.00
TOTAL 86.70
CHECK 86.70

02/18/97 01 15:08 0001 7369



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0273959
IDENTIFICATION REFERENCE

97 FEB 18 PM 3:03
DAVIDSON COUNTY, TN.

No. 1117824