BOOK 10890 PG 504

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 75,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF April 98
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOE N. SMITH 7174 Whites Creek Pk Joelton TN 37080

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MITCHELL S. ROGERS, SR.	SAME	30-0-116
(NAME)	(NAME)	
5401 SIMPKINS ROAD		14D-09718
(ADDRESS)	(ADDRESS)	
WHITES CREEK, TN 37189		
(CITY) (STATE) (ZIP)	(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, JAMES C. KING, JR. AND WIFE, SHEILA M. KING

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MITCHELL S. ROGERS, SR. AND WIFE, PERSEPHANIE ROGERS

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 part of the property described in Book 4579, pages 381 and 383, Register's Office for DAVIDSON County, Tennessee, and being more particularly described according to a survey by FRANK V. NEELY, Tennessee No. 1493, as follows:

BEGINNING at a point in the southerly margin of SIMPKINS ROAD, said point being a common corner of the within described tract and the Dickerson property described in Book 649, page 341, said Register's Office; thence in a southeasterly direction along the southerly margin of SIMPKINS ROAD and around a curve a distance 230.84 feet to a point; said point being the beginning of another curve; thence continuing in a southeasterly direction along the southerly margin of Simpkins Road, 24.57 feet to a point; thence leaving SIMPKINS ROAD, South 51 degrees 10 minutes 15 seconds East 151.62 feet to a point; thence South 63 degrees 05 minutes 27 seconds West 139.27 feet to a point, said point being the southeasterly corner of the within described tract; thence North 70 degrees 39 minutes 42 seconds West 250.11 feet to a point, said point being the southwesterly corner of the within described tract; thence in a northerly direction along the easterly boundary of the Dickerson property, 136.04 feet to the point of BEGINNING.

BEING the same property conveyed to JAMES C. KING, JR. AND SHEILA M. SPAIN,

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 5401 SIMPKINS ROAD, WHITES CREEK, TN 37189
(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 4th day of April 19 98

JAMES C. KING, JR.

SHEILA M. KING

BOOK 10890 PG 505

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES C. KING, JR. AND WIFE, SHEILA M. KING

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 _____, Tennessee, this 4th day of APRIL, 19 98.

Commission expires ✓

Notary Public

PAM WHITWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 23, 2002

*** LEGAL DESCRIPTION CONTINUATION

BOTH UNMARRIED, by deed from B. M. Burnham, Jr. and wife, Mary Lee Burnham, of record in Book 7601, page 526, Register's Office for DAVIDSON County, Tennessee. SAID property was then conveyed to JAMES C. KING, JR. AND WIFE, SHEILA M. KING, by Quitclaim Deed from Brenda J. Fisher, Trustee, of record in Book 9104, page 457, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

04266801

RECEIVED FOR REFERENCE

98 APR 20 PM 12:34

FELIX A. NIXON, III REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

5315 04/20 0101 03CHECK 288.35

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

RECEIVED OF _____

FOR _____

BOOK 10890 PG 506

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 75500.00
CON TX 279.35
PRFEE 1.00
WDEED 8.00
TOTAL 288.35
CHECK 288.35

04/20/98 01 12:34 0001 5315

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04266811
IDENTIFICATION REFERENCE

98 APR 20 PM 12:34
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1281459