PREPARED BY (AND RETURN TO):

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RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

W & I Ref: (ljh/sk) Title No: 40255
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Darryl Rogan Lilzaya Rogan 1469 Aaronwood Drive Old Hickory, TN 37138	Guaranty Trust Company 3319 West End Ave. #110 Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 63-16-B-133

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 150000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roberto A. Ortiz and spouse, Louise A. Ortiz,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Darryl Rogan and spouse, Lilzaya Rogan,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 215 on the Plan of Hampton Park (formerly Chitwood Downs) of record in Plat Book 6900, Page 405, amended in Book 6900, Pages 550, 551, and 552, amended by Certificate of Correction of record in Book 7462, Page 445, and Book 8110, Page 401, and amended to change name of record in Book 8181, Page 112, said Register's Office.

SAID Lot No. 215 fronts 52.00 feet on the westerly margin of Aaronwood Drive and extends back 140.11 feet on the northerly line and 147.07 feet on the southerly line to a dead line in the rear, measuring 75.22 feet thereon.

BEING the same property conveyed to Roberto A. Ortiz and wife, Louise A. Ortiz by deed from Fox Ridge Homes, Inc., of record in Book 9235, 970, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 405, as amended in Plat Book 6900, Pages 550, 551 and 552, said Register's Office and by Certificate of Correction of record in Book 7462, Page 445, and Book 8110, Page 401 and by an amendment to change name of record in Book 8181, Page 112, said Register's Office, which Plan shows a 20 foot minimum building setback line from Aaronwood Drive, together with a designated building site and 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 7351, Page 852, Book 7451, Page 739, Book 8336, Page 393, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.; Agreement for dedication of easement for public utilities to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8657, Page 179, said Register's Office.; Mortgage Loan Inspection by John Kohl & Co., P.C. dated August 21, 1998 discloses that the concrete drive encroaches the 15' public utility easement.

This is improved property, known as: 1469 Aaronwood Drive, Old Hickory, TN 37138

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of August, 1998.

Roberto A. Ortiz

Louise A. Ortiz

State of Tennessee
County of Davidson

8671 10/02 0101 03CHECK 566.00

On this 28th day of August, 1998, before me the undersigned authority, personally appeared **Roberto A. Ortiz and Louise A. Ortiz**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

98 OCT -2 PM 12:41
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0495292

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 150,000.00

Affiant

Sworn and subscribed before me on the 28th day of August, 1998.

My Commission Expires: STEVEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

Wldoc: Deed Wty—12/92

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

RECEIVED OF _____

FOR _____

BOOK **11139** PAGE **3**

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 150000.00
CON TX 555.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 566.00
CHECK 566.00

10/02/98 01 12:43 0001 8671

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 OCT -2 PM 12:41
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0495292
IDENTIF. ← REFERENCE

No. 1353954