BOOK 11322 PAGE 837 0544154

IDENTIF. ↑ REFERENCE

PREPARED BY AND RETURN TO:

Lender's Title & Escrow LLC
783 Old Hickory Blvd. Suite 103 East
Brentwood, TN 37027
Ph. (615) 376-2261 Fax (615) 376-2265

99 FEB -2 PM 3:29

REGISTER
DAVIDSON COUNTY, TN.

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Howard K.Rogan Cynthia D. Rogan 1039 Nesbitt Drive Nashville, TN 37207 98-1-397	North American Mortgage Company P.O. Box 395 Albion, NY 14411-0395

TAX MAP - PARCEL NUMBERS: 42-1-43.00

WARRANTY DEED

THIS DEED, made and entered into this the 25th day of January, 1999, by and between **MICHAEL J. VAN DYKE**, hereinafter known as the **GRANTOR**, and **HOWARD K.ROGAN** and **CYNTHIA D. ROGAN** , hereinafter known as the **GRANTEE**:

Witnesseth:

THAT FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00)**, cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the **GRANTOR** has bargained and sold and does hereby grant and convey unto the **GRANTEE,** their heirs and assigns, with covenants of general warranty of title, the following described property located in Davidson County, Tennessee:

BEING LOT NO. 53 on the plan of Ozark Hills, of record in Plat Book 3700, page 20, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot.

BEING THE SAME PROPERTY CONVEYED to Michael J. Van Dyke by Deed of record in Book 9456, page 812, said Register's Office.

This property is commonly known as : **1039 Nesbitt Drive, Nashville, TN 37207**

0648 02/02 0101 03CHECK 608.55

TO HAVE AND TO HOLD unto the **GRANTEE**, their heirs and assigns, forever. **AND GRANTOR**, for themselves, their heirs and assigns, do further covenant that they are lawfully seized and possessed of the property hereby conveyed; that they have a good and lawful right to convey the same; that said property is free and clear of any encumbrance, except as herein stated; that they will execute such further assurances of title as may be reasonably required, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

It is expressly agreed by the parties herein that all taxes for the year ending 1999 are a lien against the property herein conveyed, but are not currently due or payable. Said taxes have been prorated between the parties as of the date of this instrument with the Grantor paying their prorata part thereof to the Grantee who shall be responsible for payment when same become due and payable.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

TITLE TO THE AFOREDESCRIBED PROPERTY is vested in Michael J. Van Dyke. Teri Van Dyke hereby joins into the execution of the instrument for the purpose of conveying any interest she now has or may have in said property by virtue of her marriage to Michael J. Van Dyke, but the said Teri Van Dyke does not undertake any of the other warranties or obligations set forth in the Warranty Deed or any warranties referred to therein.

WITNESS OUR HANDS on this day and year first above written.

Grantors:

MICHAEL J. VAN DYKE

TERI VAN DYKE

STATE OF TENNESSEE

SS:

COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, MICHAEL J. VAN DYKE and wife, TERI VAN DYKE, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 25th day of January, 1999.

Notary Public

EVE C. SCHROEDER NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

(Seal)

My commission expires:
3/17/2002

STATE OF TENNESSEE

SS:

COUNTY OF DAVIDSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $161,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS MY HAND AND OFFICIAL SEAL, this the 25th day of January, 1999.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 25th day of January, 1999.

Notary Public

EVE C. SCHROEDER NOTARY PUBLIC (Seal) AT LARGE WILLIAMSON COUNTY, TENN.

My commission expires:
3/17/2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

0544154
IDENTIF. ↑ REFERENCE

99 FEB -2 PM 3:29

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	161500.00
CON TX	597.55
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	608.55
CHECK	608.55

02/02/99 01 15:27 0001 064B

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1420000