prepared by

63

RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE 11
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214

TN130837

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 150,000.00

Affiant

Subscribed and sworn to before me this 9TH day of APRIL, 1999.

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires January 26, 2002

My commission expires:

Notary Public

BOOK 11433 PG. 90

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By: Linda R. Kosack, Atty. 8109 Wikle Road, East Brentwood, TN 37027
DONALD ROGERS & LESLIE ROGERS 700 CLOVERBROOK COURT BRENTWOOD, TN 37027	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 171-07-0/31.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

GERALD F. DOWNES

2881 04/15 0101 03CHECK 566.00

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

DONALD ROGERS AND LESLIE ROGERS

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

BEING LOT NO. 59 ON THE MAP OF CLOVERLAND ACRES SUBDIVISION, SECTION II, AS OF RECORD IN BOOK 4460, PAGE 114, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 59 FRONTS 320.24 FEET ON THE NORTH SIDE OF CLOVERBROOK COURT AND RUNS BACK 164.42 FEET ON THE EAST LINE AND 180.17 FEET ON THE WEST LINE, TO A LINE IN THE REAR ON WHICH IT MEASURES 158.00 FEET.

BEING THE SAME PROPERTY CONVEYED TO GERALD F. DOWNES, BY QUIT CLAIM DEED FROM VIRGINIA L. DOWNES, DATED NOVEMBER 8, 1991, AND RECORDED NOVEMBER 13, 1991 IN BOOK 8484, PAGE 374, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 700 CLOVERBROOK COURT, BRENTWOOD, TN 37027

GFD

05745575
INSERT FOR REFERENCE

99 APR 15 AM 11:22
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 9TH day of APRIL, 1999.

Gerald F. Downes

GERALD F DOWNES

State of Tennessee
County of DAVIDSON

On this 9TH day of APRIL, 1999, before me personally appeared GERALD F. DOWNES to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be HIS free act and deed.

Witness my hand and official seal

My Commission expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires January 26, 2002

Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11433 PG. 92

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

0574575

IDENTIFICATION REFERENCE

99 APR 15 AM 11:22

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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

04/15/99 01 11:26 0001 2881

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1451852