Realty 48A

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Prepared by:
Lassiter, Tidwell & Hildebrand
Attorneys at Law
428 Wilson Pike Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $209,000.00

Affiant

Subscribed and sworn to before me, this 13th day of August, 1999.

Notary Public
My commission expires: 05/20/03

TERESA L. BEARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires
5-20-2003

Address of New Owner:	Send Tax Bills to:	Tax Information
Ben A. Muse	First American National Bank	160-12-157
5525 Granberry Heights Drive	First American Center	
Brentwood TN 37027	Nashville, TN 37237	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged David E. Rogers and wife, Sandra E. Rogers hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ben A. Muse and wife, Connie Muse hereinafter called the Grantees their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, TN, being Lot D on the Plan of Addition to Granberry Heights, of record in Book 5210, Page 345, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to David E. Rogers and wife, Sandra E. Rogers by deed from Linda W. Hutts, a single person, dated May 20, 1992, of record in Book 8630, Page 280, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5525 Granberry Heights Drive, Brentwood, Tennessee 37027

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 successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves and our heirs successors and assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 13th day of August, 1999.

David E. Rogers

Sandra E. Rogers

STATE 08/20 0101 03CHECK 784.30

99 AUG 20 PM 2:05

REGISTER
WILLIAMSON COUNTY, TN.

0626813

IDENTIFICATION & REFERENCE

STATE OF Virginia
COUNTY OF Falls Church
City

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, David E. Rogers and Sandra E. Rogers with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purpose therein contained

Witness my hand, at office in ~~August~~ Falls Church, VA, this 13th day of August, 1999.

Bobby Bain
Notary Public

My Commission expires: 8-31-01

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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0626813

IDENTIF. # REFERENCE

99 AUG 20 PM 2:05

REGISTER
DAVIDSON COUNTY, TN.

	AMT
	209000.00
CON TX	773.30
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	784.30
CHECK	784.30

08/20/99 01 14:05 0001 8758

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1504781