Box 1

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/17/02 10:51 2pgs
Fees:13.00 Taxes:318.20

20020417-0047584

NOTARY PUBLIC AT LARGE
RFORD CO. TENN.

My Commission Expires

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$86,000.00**

John D. Walden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **12TH** DAY OF APRIL, 2002.

Notary Public

MY COMMISSION EXPIRES: January 25, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Walden	**Union Planters Bank, National Association**	**119-01-0 176.00**
(NAME)	(NAME)	
306 Rose Street	**P.O. Box 2282**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Memphis, 38018**	
(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 H. Rogers, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John D. Walden, unmarried**, 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:

Lot No. 154 in Overhill City and W.H. Fox's Subdivision of Blocks Nos. 14, 15, 16, 20, 21, 29 and 30 Cumberland Nurseries, a plan of which subdivision is of record in Book 332, page 21, said Register's Office., to which plan reference is hereby made for a more complete description. Included in the above legal description but expressly excluded thereform is that portion of land sold to the State of Tennessee in Book 4375, page 967 and rerecorded in Book 4377, page 704, said Register's Office.

Being the same property conveyed to James H. Rogers, married by deed of record in Instrument 20010518-0051581, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **306 Rose Street, Nashville, TN 37210**

(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 my/our hand(s) this 12th day of April, 2002.

X James H. Rogers

State of Tennessee County of Knox

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named James H. Rogers the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Knoxville, TN., this 12th day of April, 2002.

Notary Public

Commission expires:

Jan 7, 2003

ROBERT A. COX NOTARY PUBLIC AT LARGE KNOX CO., TENN.