# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF ~~JULY, 2002~~.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jerry W. Hannah | National Bank of Commerce | Map 052-06-0 Parcel 098.00 |
| (NAME) 768 Howse Avenue | (NAME) 115 29th Avenue South | |
| (ADDRESS) Madison, TN 37115 | (ADDRESS) Nashville Tennessee 37212 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Davidson County DEEDWARR
Recvd: 07/25/02 09:26 2pgs
Fees:13.00 Taxes:547.60
20020725-0089175

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, Ronnie F. Rogers and Wife, Martha C Rogers , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry W. Hannah, a married person , 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:

Land in the 11th Civil District of Davidson County, Tennessee, being a part of the R. L. Alexander tract of 18.84 acres of part of the M. B. Caldwell Tract, as of record in Book 421, page 61, Register's Office for said County, and according to copies of surveys made by H. Gee, Surveyor, dated October 24, 2963, November 18, 1963, and February 20, 1964, is described as follows:

Beginning at a point in the westerly margin of Howse Avenue, said point being located 2,324 feet more or less from the center line of Neely's Bend Road, as measured with said margin; thence with said margin of Howse Avenue, South 9 degrees 16 minutes West 33.95 feet to a point; thence continuing with said margin of Howse Avenue, South 1 degree 10 minutes West 69.05 feet to a point; thence *

Being the same property conveyed to Ronnie F. Rogers and Wife, Martha C Rogers by deed from Carolyn M. Odom, a single person of record in Deed Book 7334, page 189, Register's Office for said County.

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

* leaving said margin, North 88 degrees 59 minutes West 152.04 feet to a point; thence North 20 degrees 30 minutes West 145.06 feet to a point; thence South 80 degrees 44 minutes East 212.25 feet to the point of beginning.

unimproved ☐

This is improved ☒ property, known as 768 Howse Avenue, Madison, TN 37115

(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 24th day of July, 2002.

Ronnie F. Rogers

Martha C Rogers

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Ronnie F. Rogers and wife, Martha C. Rogers the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7/24/2002

My Commission Expires: 1-23-06

Notary Public

TRACEY TYLER WILSON COUNTY NOTARY PUBLIC AT LARGE

**File Number2207085**
**RETURN TO:**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122