Mail To:

COBB AND MERRITT REALTY CO.
2815 LEBANON ROAD
NASHVILLE, TENN. 37214

BOOK 4514 PAGE 590

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,632.84

Joseph F. Rodgers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 1971.

Grace K. Merritt
Notary Public

MY COMMISSION EXPIRES: August 10, 1972
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Attorney, 112 Stahlman Building, Nashville, Tenn
NAME ADDRESS
from information furnished by the parties

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph F. Rodgers (NAME)	Guaranty Mortgage Company (NAME)	4D 24286
544 Albany Drive (STREET ADDRESS OR ROUTE NUMBER)	311 - 7th Avenue, North (STREET ADDRESS)	116-75-3
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Bk. 43 Pg. 11

FOR AND IN 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, DONIS E. RICE AND WIFE, LAURA E. RICE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH F. RODGERS AND WIFE, AUDREY A. RODGERS

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 Davidson County, Tennessee, being Lot No. 135 on the Plan of Tulip Grove, Section 3, as of record in Book 3700, page 146, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Andrew Jackson Parkway, common corner of Lots Nos. 135 and 136; thence with the line between said lots northwestwardly 147.44 feet to a concrete monument at the rear corner of Lots 135, 136 and 137; thence with the line between Lots Nos. 135 and 137, northeastwardly 151.16 feet to a point in the southwesterly margin of Albany Drive; thence with the margin of same southeastwardly 100.0 feet to a concrete monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve southwestwardly 39.98 feet to a concrete monument in the northerly margin of Andrew Jackson Parkway; thence with the margin of same, southwestwardly 126.14 feet to the point of beginning.

BEING the same property conveyed to Donis E. Rice and wife, Laura E. Rice, by deed from Fischer & Short Construction Company, Inc., a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee, of record in Book 4307, page 662, Register's Office for Davidson County, Tennessee.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated January 29, 1969, and filed for record February 4, 1969, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4307, page 664, and note of even date thereby secured, in the original principal amount of $27,250.00 payable to Guaranty Mortgage Company, which debt the Grantee herein assumes and agrees to pay as part payment of the purchase price.

This is unimproved ( ) improved (XX) property, known as 544 Albany Drive, Hermitage, Tennessee 37076
(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 our hands this 24th day of June, 19 71

Donis E. Rice
DONIS E. RICE

Laura E. Rice
LAURA E. RICE

The Grantee further hereby assumes the obligations of Donis E. Rice and wife, Laura E. Rice, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DONIS E. RICE AND WIFE, LAURA E. RICE

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of June June 1971

Commission expires August 5th 1972 Benson R. Merritt
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

DONIS E. RICE ET UX

TO

JOSEPH F. RODGERS ET UX

B 20483

IDENTIF. REFERENCE

JUN 25 11 22 AM '71

FELIX R. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN25'71	COMM	32,322.84				
JUN25'71	S'TAX		A*	84.76		
JUN25'71	R'FEE		A*	.50		
JUN25'71	W'DEED		A*	3.00	*	88.26