BOOK 5037 PAGE 325

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June, 1976

Notary Public

MY COMMISSION EXPIRES: My Commission Expires July 1, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS (NAME) 507 Stahlman Building (ADDRESS) Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe W. Rodgers and wife, Ruth (NAME)	Allstate Enterprises Mortgage Corp. (NAME)	81-15-264
1518 14th Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	1100 Kermit Drive , Suite 109 (STREET ADDRESS)	
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	

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, The Magnolia Company, a partner ship composed of Carter G. Baker and Warren Ashley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe W. Rodgers and wife, Ruth

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, Tennesse, being Lot 218 on the Plan of D. T. McGavock and Others Addition, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

SAID Lot No. 218 fronts 50 feet on the easterly side of 14th Avenue North and extends back between parallet lines 170 feet to an alley in the rear.

BEING the same property conveyed to The Magnolia Company, a partnership composed of CArter G. Baker and Warren Ashley by Deed from Carter G. Baker and wife and Warren Ashley and wife, of record in Book 4997, page, 14, Register's Office for DAvidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

unimproved ( )
is improved (X) property, known as 1518 (House Number) 14th AVenue, North (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37212 (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 7th day of June, 19 76

[illegible]

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carter G. Baker and Warren Ashley

the bargainors, 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 7th day of June, 19 76

Commission expires January 11, 1980

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

THE MAGNOLIA COMPANY

TO

JOE W. RODGERS and wife,

RUTH M. RODGERS

To Warranty Deed
Mr. & Mrs. Joe W. Rogers
1515 - 16th Ave. So.
Nashville, Tenn. 37212

D 54695

IDENTIF. REFERENCE

JUN 21 10 42 AM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

(Please file in Box 4.)

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 21 76	CONV	14,650.00			
JUN 21 76	S'TAX		B*	37.96	
JUN 21 76	PR'FEE		B*	.50	
JUN 21 76	W'DEED		B*	4.00	* 42.46