This instrument was prepared by Melon W. Smith Jr, Attorney at Law
3815 Cleghorn Avenue, Nashville, TN 37215.

BOOK 5257 PAGE 809

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Third National Bank in Nashville, Trustee	Third National Bank in Nashville	Parcel 29
(NAME) Twinmont Court	Trust Department Third National Bank Building	Map 131-9
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, TN 37244	FH--09875
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by the Grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid balance of an indebtedness payable to The Equitable Life Assurance Society of the United States; and secured by a deed of trust executed by Joseph M. Rodgers and wife, Helen M. Rodgers, of record in Land Mortgage Book 3973, page 511, Register's Office for Davidson County, Tennessee; which said unpaid balance the said Grantees hereby agrees to assume and promises to pay;

Joseph M. Rodgers and wife, Helen M. Rodgers, hereinafter called the Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said Third National Bank In Nashville, as Trustee under agreement with Joseph Mason Rodgers, hereinafter called Grantee, its

(successors), ~~XXXX~~and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 7, Section III, Seven Hills, as of record in Book 2663, page 89, Register's Office for said County, described as follows:

Beginning at a point in the west margin of Twinmont Court at the corner of Lots 6 and 7; thence with the line between said lots, westerly 210 feet to a corner of Lot No. 5; thence with the line between Lots 5 and 7, southwesterly 220.3 feet to a corner of Lot 2; thence with the line between Lots 2 and 7, southerly 269.6 feet to a corner of Lots 1 and 8; thence with the line between Lots 7 and 8, northeasterly 464.1 feet to the southwest terminus of Twinmont Court; thence with the west margin of the same, northerly 125 feet to the point of beginning.

Being the same property conveyed to Joseph M. Rodgers and wife, Helen M. Rodgers by deed from Thomas K. Connor and wife, Margaret W. Connor of record in Book 3574, page 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 is subject to the following:
1) Setback lines, easements, and limitations as shown on the Plan of record in Book 2663, Page 89, said Register's Office; and to,
2) Restrictive covenants of record in Book 2881, page 552, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 175,000.00

Subscribed and sworn to before me, this the 17 day of February 1978.

Affiant Thomas A. Wilson, Jr.

My commission expires My Commission Expires SEPT. 7, 1980 (Affix Seal)

Notary Public Campbell Brown

BROWN ★ DAVIDSON

This is improved (X) unimproved ( ) property, known as Twinmont Court, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, its *(successors), ~~XXXX~~ and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except as stated above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, its *(successors), ~~XXXX~~ and assigns, against the lawful claims of all persons.*

Witness our hand S this 17 day of February, 1978., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Joseph M. Rodgers (JOSEPH M. RODGERS)

X Helen M. Rodgers (HELEN M. RODGERS)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Joseph M. Rodgers and wife, Helen M. Rodgers,

the within named 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* 17 *day of* February, *19* 78

My Commission Expires SEPT. 7, 1980

Campbell Brown *Notary Public*

Commission expires

CAMPBELL BROWN ★ NOTARY PUBLIC ★ DAVIDSON COUNTY ★ TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, *, a Notary Public of the State and County aforesaid, personally appeared* *, with whom I am personally acquainted, and who, upon oath, acknowledged* *self to be* *of the* *, the within named bargainor, a corporation, and that* *he as such* *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* *self as* *.

Witness my hand and seal, at office in *, this* *day of* *, 19* *

Notary Public

Commission expires *

MAR-1 78	CONV	90,000.00			
MAR-1 78	CONV	85,000.00			
MAR-1 78	S'TAX		B*	455.00	
MAR-1 78	PR'FEE		B*	.50	
MAR-1 78	W'DEED		B*	4.00	★ 459.50

WARRANTY DEED

FROM

Joseph M. Rodgers et ux

TO

Third National Bank in Nashville, Trustee, under Agreement with Joseph Mason Rodgers.

E 52693

IDENTIF. REFERENCE

MAR 1 11 26 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS