THIS INSTRUMENT PREPARED BY
THOMPSON and CRAWFORD
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

59-5--KS
68- 11-KS

OWNER: Frances Evelyn Rodgers

P.O. Box 8383
Nashville, Tennessee 37207

SEND TAX BILLS TO:

GUARANTY MORTGAGE COMPANY
P. O. Box 786
Brentwood, TN 37027

BOOK 5335 PAGE 167

QUITCLAIM DEED

For and in consideration of the sum of ONE DOLLAR ($1.00) cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, ABNER RODGERS (hereinafter "Grantor") hereby quitclaim and convey unto FRANCES EVELYN RODGERS, (hereinafter "Grantee"), all of Grantor's right, title and interest in and to certain real estate in Davidson County, Tennessee, more particularly described as follows, to-wit:

TRACT 1: BEING Lot No. 79 on the Plan of Buena Vista Estates, Section 3, as of record in Book 4175, Page 139, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to ABNER RODGERS by deed from SARAH J. MARTIN of record in Book 5259, Page 502, Register's Office for said county.

TRACT II: Land in Davidson County, Tennessee, being in the 13th, formerly the 23rd, Civil District of said County, and situated on the Hydes Ferry Turnpike Road and being Lot No. 4 on the plan of the lands of Martha A. Simpkins, deceased, which plan is recorded in Minute Book "CC", page 95 of the Circuit Court of said County, described according to a survey made May 14, 1934, by Erle Drake, County Surveyor, as follows:

Beginning at a stone in the center of the Hydes Ferry Pike, the southeast corner of Lot 5 of said plan; thence north 8 deg. east 1578.7 feet to a stone, the northeast corner of Lot 5; thence east 379.5 feet along the south line of Lot 2 of said plan to the northwest corner of Lot 3 of said plan; thence with the line between Lots 3 and 4 south 5 west 1505 feet to a stone in the center of the Hydes Ferry Pike; thence with the center of said pike south 85 deg. west 412.5 feet to a point; thence south 55 1/4 deg. west 99 feet to the point of beginning, being all of Lot 4 of said plan, containing 14 acres and 133 poles, be the same more or less.

Being the same property conveyed to Abner Rodgers by deed from Dorothy Hall Dobbs, et al of record in Book 5294, page 430, R.O.D.C., Tenn.

SEP-7- CONV *6,000.00
- 1 -
SEP-7- S'TAX B* 15.60
SEP-7- PR'FEE B* .50
SEP-7- W'DEED B* 4.00 * 20.10

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the Grantee, its representatives, successors and assigns forever. This conveyance is made for the purpose of Grantor satisfying a portion of debt owed to Grantee ~~as evidenced by~~ in the a.k.a. a.k.a. ~~a Promissory Note executed~~ original amount of $9,880.28, ~~1978~~.

IN WITNESS WHEREOF, I have executed this instrument on this 6th day of September, 1978.

Abner Rodgers
ABNER RODGERS

E 87450
SEP 7 4 01 PM '78
FELIX Z. MAZZUCHI REGISTER
DAVIDSON COUNTY, TENN.
IDENTIF. REFERENCE

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Personally appeared before me the undersigned, a Notary Public in and for the said County and State, ABNER RODGERS, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal of office at Nashville, Tennessee, this the 6th day of September, 1978.

NOTARY PUBLIC

My Commission Expires:

[illegible]

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I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is, $ 6000.00, property or interest in property transferred would command at a fair voluntary sale.

Abner Rodgers
AFFIANT

Subscribed to and sworn to before me this the 6th day of September, 1978.

NOTARY PUBLIC

My Commission Expires:

[illegible] August 15, 19[illegible]