STATE OF TENNESSEE
DAVIDSON COUNTY

PARTITION Mail
WARRANTY DEED

Prepared by David J. Rhodes
Newport News, VA 23606
827 Forest Circle

Map 120-14
Par 35 Le

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by FELICIA J. L. RHODES, unmarried, and for other good and valuable considerations, receipt of all of which is hereby acknowledged, including the assumption of and agreement to pay by the grantees herein the remaining unpaid balance of a note dated September 14, 1950, executed by Teddy J. Kerr and wife, for $7,500.00, with interst at 4% per annum, payable to Kimbrough-Phillips Company in monthly installments of $39,60 each, including principal and interest, beginning November 1, 1950, and secured by deed of trust of record in Book 1893, page 175, Register's Office for said County, we,

DAVID J. RHODES, divorced and FELICIA J. RHODES, divorced

have bargained and sold, and by these presents do transfer and convey unto the said FELICIA J. L. RHODES, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 165 on the Map of Airport Estates, as of record in Book 1130, page 83, Register's Office for said County.

Said Lot No. 165 fronts 70 feet on the south side of School Lane and runs back between lines, 159.3 feet on the west line, and 157.8 feet on the east line, to a dead line on which it measures 70 feet.

Being the same property conveyed to David J. Rhodes and Felicia J. Rhodes by deed from Teddy J. Kerr and wife, Susan D. Kerr, of record in Book 1976, page 89,said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interst thereto belonging to the said Felicia J. L. Rhodes, her heirs and assigns, forever. And we do covenant with the said Felicia J. L Rhodes 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 except as set out herein. And, we, David J. Rhodes and Felicia J. Rhodes do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Felicia J. L. Rhodes, her heirs and assigns against the lawful claims of all persons, whomsoever.

MAIL TAX NOTICES TO:
Felicia Jadwiga Rhodes
15 Cale Circle, Newport News, VA 23606

BOOK 5535 PAGE 177

WITNESS our hands this ~~31st~~ 11th day of ~~March~~ April, 1980.

David J. Rhodes SEAL

Felicia J. Rhodes SEAL

STATE OF VIRGINIA,
City of Hampton, to-wit:

Personally appeared before me, the undersigned authority, a Notary Public in and for said City and State, the within names David J. Rhodes, 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 official seal at Virginia, this ~~31st~~ day of ~~March~~ April, 1980.

Notary Public

My commission expires: 4/2/83

STATE OF VIRGINIA,
City of Hampton, to-wit:

Personally appeared before me, the undersigned authority, a Notary Public in and for said City of State, the within names Felicia J. Rhodes, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Virginia, this ~~31st~~ 11th day of ~~March~~ April, 1980.

Notary Public

My Commission expires:

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $20000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this the 11th day of March 1980.

Notary Public

My commission expires: 4/2/83

This is a division of property between tenants in common and, therefore, not subject to State transfer tax.

Subscribed and sworn to before me, this 21st day of April, 1980.

Notary Public

F88814

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5535 PAGE 178

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

5200.00- CO
50.00 CO TX
.50 PRFEE
6.50 MORTG
CHECK 56.00-
5731404/25/80 BNL .71

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

E 8 6 8 1 4

SEE STUB FOR REFERENCE

APR 25 1 50 PM '80

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

No. 754546