This instrument prepared by:
LECKRONE & HOLTON
9th Floor, Third National Bank Building
Nashville, Tennessee 37219

BOOK 5708 PAGE 185

WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Third National Bank in Nashville, Trustee u/a/w Joseph Mason Rodgers Third National Bank Building Nashville, Tennessee 37244	CRC Equities P.O. Box 120122 Nashville, Tennessee 37212	104-3-45 21W11185

FOR AND IN CONSIDERATION of Two Hundred Ninety Thousand Dollars ($290,000.00), cash in hand paid, the receipt of which is hereby acknowledged, JOE M. RODGERS (the Grantor) has this day bargained and sold, and hereby sells, conveys and transfers his 50% undivided co-tenancy interest in certain below described property to THIRD NATIONAL BANK IN NASHVILLE, as Trustee under Agreement with Joseph Mason Rodgers, dated October 23, 1973 (the Grantee), its successors and assigns.

The 50% undivided co-tenancy interest is an interest in a certain parcel of land in Davidson County, Tennessee, described as follows, to wit:

BEING Lots Nos. 15, 16 and 17 on the George Shields Plan of Subdivision of Lot 53: Boyd's Cockrill Spring Tract, as of record in Plat Book 57, page 45, Register's Office for said County, and more particularly described as follows:

SAID Lot No. 15 fronts 50 feet on the westerly side of Twenty-Eighth Avenue South (formerly Palmer Ave.) and runs back 105 feet on the northerly line along the southerly margin of an alley and 115 feet on the southerly line to an alley in the rear, on which broken line it measures 51 feet, more or less.

SAID Lot No. 16 fronts 50 feet on the westerly side of Twenty-Eighth Avenue South (formerly Palmer Ave.) and runs back 115 feet between parallel lines to an alley in the rear.

SAID Lot No. 17 fronts 50 feet on the westerly side of Twenty-Eighth Avenue South (formerly Palmer Avenue) and runs back 115 feet between parallel lines to an alley in the rear.

Being all the interest conveyed to Joe M. Rodgers from R. H. W. Joint Venture, by deed of record in Book 5708, page 175, Register's Office for said County.

This instrument prepared based upon information provided by the parties.

This interest is in improved property known as 107, 109 and 111 Twenty-Eighth Avenue South, Nashville, Tennessee.

TO HAVE AND TO HOLD said interest in real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, its assigns and successors forever. The Grantor covenants that he is lawfully seized and possessed of said interest in real estate in fee simple, has a good right to convey it and that the same is unencumbered except by the terms of such instruments affecting it as may appear of record, and unpaid taxes. The Grantor further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to said real estate to the said Grantee, its assigns and successors, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 20th day of January, 1981.

Joe M. Rodgers
JOE M. RODGERS

02/06 760.50- CHECK

8719

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

W. Mark Sell
Affiant

Sworn to and subscribed before me,
this the 20th day of JANUARY, 1981.

Debra C. Stanton
Notary Public

My Commission Expires:

JULY 21, 1984

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, DEBRA C. STANTON, a Notary Public of the State and County aforesaid, Joe M. Rodgers, the within named Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at my office in Nashville, Tennessee, this 20th day of JANUARY, 1981.

Debra C. Stanton
Notary Public

My Commission Expires:

JULY 21, 1984

G.2.8.4.4.9

IDENTIF. REFERENCE

FEB 6 10 57 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RECORDED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5708 PAGE 187

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
			290000.00- CO	
			754.00 CO TX	
			.50 PRFEE	
			6.00 WDELD	
			CHECK	760.50-
8719A02/06/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 2. 8. 4 4. 9

IDENTIF. REFERENCE

FEB 6 10 57 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 805653