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

BOOK 5708 PAGE 188

8720 02/06 747.50- CHECK

WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Joe M. Rodgers 4605 Twinmont Court Nashville, Tennessee	-same-	104-3-45 21W111185

FOR AND IN CONSIDERATION of Fifty-Two Thousand Six Hundred Eighteen Dollars ($52,618.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the execution of a promissory note and a deed of trust recorded herewith securing payment of Two Hundred Thirty-Two Thousand Three Hundred Eighty-Two Dollars ($232,382.00) to THIRD NATIONAL BANK IN NASHVILLE, as Trustee under Agreement with Joseph Mason Rodgers, dated October 23, 1973, (the Grantor), has this day bargained and sold, and does hereby transfer and convey unto JOE M. RODGERS (the Grantee), his successors, heirs 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, and more particularly 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 Third National Bank in Nashville, as Trustee under Agreement with Joseph Mason Rodgers, dated October 23, 1973, by deed from Joe M. Rodgers and wife, Helen M. Rodgers, of record in Book 5257, page 809, Register's Office for said County.

This instrument prepared based upon information provided by the parties.

This is improved property known as 4605 Twinmont Court, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his successors, heirs and assigns forever. The Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered except by the terms of a Deed of Trust, executed on December 29, 1965, recorded in Book 3973, page 511, Register's Office of Davidson County, Tennessee, such other instruments affecting it as may appear of record, and unpaid taxes not due. The Grantor further covenants and binds itself and its successors, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized agent, on this the 6th day of February, 1981.

THIRD NATIONAL BANK IN NASHVILLE, as Trustee under Agreement with Joseph Mason Rodgers, dated October 23, 1973

BY: _____
LEONARD N. WOOD
VICE PRESIDENT AND TRUST OFFICER

628450

T
IDENTIF. REFERENCE

FEB 6 10 57 AM '81
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

RUSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Sworn to and subscribed before me,
this the 6 day of February, 1981.

Notary Public

My Commission Expires:

July 21, 1984

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, E. K. Cunningham, a Notary Public of the State and County aforesaid, personally appeared Leonard N. Wood, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Vice President and Trust Officer of the Third National Bank in Nashville, as Trustee under Agreement with Joseph Mason Rodgers, dated October 23, 1973, the within named Grantor, a corporation, and that he as such Vice President and Trust Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President and Trust Officer.

Witness my hand and official seal, at my office in Nashville, Tennessee, this 6 day of February, 1981.

Notary Public

My Commission Expires:

July 21, 1984

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			285000.00- CO	
			741.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	747.50-
			8720A02/06/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 8 4 5 0

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IDENTIF. REFERENCE

FEB 6 10 57 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 805654