This instrument prepared by: J. Michael Murphy, Attorney, Memphis, TN

Map 150-1
Par 14.2a

WARRANTY DEED

MST Tract Reference: _____

~~1982 - 815~~

THIS INDENTURE, made and entered into this 17th day of February, 19 81, by and between

RICHARD T. RODGERS and wife, RUTH S. RODGERS

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party of the first part, and

JACK D. FLAIG and wife, JACQUELINE FLAIG

party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Lot 105 on the plan of Section Eight, EDGE-O-LAKE ESTATES, as shown on plat of record in Book 3700 Page 101 in the Register's Office of Davidson County, Tennessee, reference to which plan is hereby made for a more particular description of said property; being the same property conveyed to the parties of the first part by warranty deed of record in Book 5425, Page 160 in said Register's Office.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Book 3700, Page 101 and covenants of record in Book 4076, Page 565, all in said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered, except for 1981 county taxes, which are not yet due and payable and except as hereinabove set out;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Richard T. Rodgers
RICHARD T. RODGERS

Ruth S. Rodgers
RUTH S. RODGERS

STATE OF TENNESSEE, COUNTY OF ~~SHELBY~~ Maury

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared

RICHARD T. RODGERS and wife, RUTH S. RODGERS

to me known to be the person S described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 17 day of February 1981

My commission expires 10/23/84

Maurice O Carter
Notary Public

(FOR RECORDING DATA ONLY)

Property address 2841 Rural Hill Circle, Nashville, Tn. 37217

Mail tax bills to: (Person or Agency responsible for payment of taxes)
Metropolitan Mortgage Fund, Inc.
500 Montgomery Street
Alexandria, VA 22314

This instrument prepared by:
J. MICHAEL MURPHY, Attorney
6363 Poplar, Suite 234
Memphis, Tn. 38119

State tax	$
Register's fee	.50
Recording fee	$6.00
Total	

T.G. # EX-1053

Return to:

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 58,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Pat Flaig
Affiant

Subscribed and sworn to before me this 23rd day of February, 1981

Maurice O Carter
Notary Public

Commission expires 4-10-82

Mid-South Title Insurance Corporation
P. O. BOX 432, MEMPHIS, TENN.

Form 85 Revised 4/10/79

RETURN TO:

pr

FILE

WILKINS, ADAMS & SPEARS, ATTYS.
FIDELITY CENTRAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

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WARRANTY DEED

G 3 0 5 3 7

IDENTIF. REFERENCE

FEB 24 3 09 PM '81

FELIX Z. ... SON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Mid-South Title

Memphis, Tennessee

Form 83

1395 8934 152.64 - CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

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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
			58900.00- CO	
			153.14 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 159.64-	
1395A	02/24/81		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

630537

IDENTIFICATION REFERENCE

FEB 24 3 09 PM '81

FILED FOR RECORD
REGISTER
DAVIDSON COUNTY, TENN.

No. 808231